

For Sale By Private Treaty



8 Kingston Walk

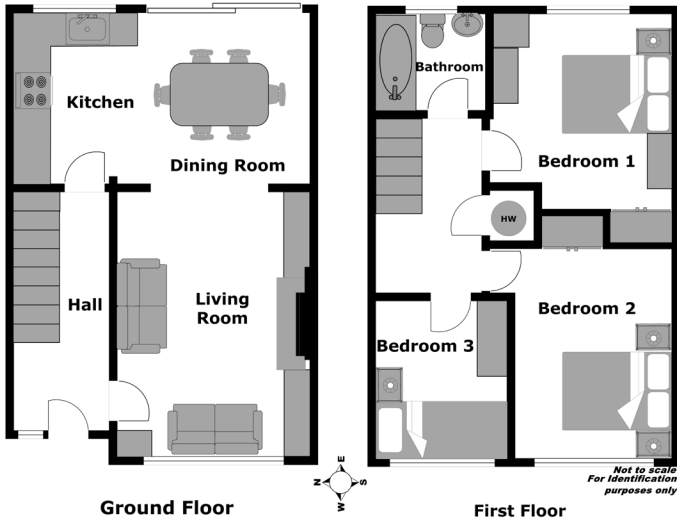
Ballinteer, Dublin 16

BER D2

3 Bedroom Semi Detached House
c.80sq.m. / 865sq.ft.



FINNEGAN
Menton



Description:

Beautiful well presented 3 bedroom semi detached family home in the popular Kingston Estate extending to c.80sq.m. / c.865sq. ft. 8 Kingston Walk is in a small cul de sac in excellent location, convenient to Marley Park, Luas & Schools.

The accommodation includes a bright entrance hall, spacious living room, open plan kitchen and dining area, 3 nice bedrooms, bathroom and hotpress. The property also has a large garden storage shed which is used for a utility and storage area, parking for two cars off street.

Viewing is highly recommended and this is an ideal family home in a wonderful location.



Location:

Kingston Estate is convenient to Dundrum Town Centre, Ballinteer, the green Luas line stop at Balally, M50 and the N11 road network.

There are numerous good primary and secondary schools within walking distance and Marley Park is also close by.

Floor Area: c.80sq.m. / 865sq.ft.

Ground Floor

Entrance Hall

c.1.69m x 4.57m

Bright Hall with window, walnut timber floor, under stairs storage, telephone point, alarm panel, thermostat room control.

Living Room

c.3.34m x 4.57m

Marble fireplace with open fire, bay window, tv point, walnut timber floor. Bay window: c.2.51m x 0.61m

Kitchen / Dining Area

c.5.11m x 2.96m

Cream fitted kitchen units with Beko electric cooker hob and Belling extractor fan, Bosch fridge freezer included in sale, double doors to garden / yard area, wall and floor tiling.



First Floor

Bathroom

c.1.92m x 1.64m

Cream bathroom suite comprising wc, whb, bath, Mira electric shower & wall tiling.

Bedroom 1 (back)

c.3.17m x 3.28m

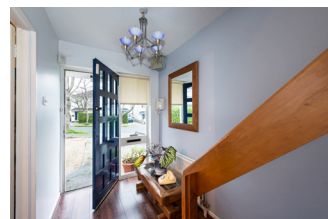
Double bedroom, fitted wardrobe, carpeted throughout.



Bedroom 2 (master)

c.2.79m x 3.69m

Double bedroom, fitted wardrobes, recessed lighting, carpet throughout.



Bedroom 3 (front)

c.2.27m x 2.79m

Single bedroom, built in shelving, carpeted throughout.

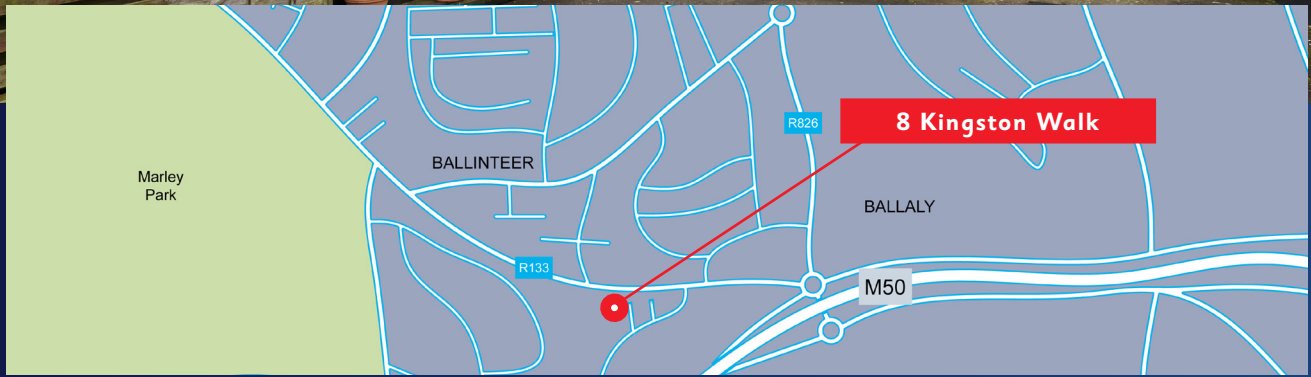


Landing

Carpeted & hotpress area with insulated tank and two shelves.

Outside

Rear garden of 7.09m wide x 12.76m long / 23 ft x 42 ft. Brick built outside shed, 3m. x 3m. / 10 ft. x 10 ft. fitted with lights and plugs for tumble dryer.



Features:

- East facing rear garden.
- Large detached shed.
- Driveway parking for two cars.
- Gas fire central heating.
- Three bedrooms (2 double and 1 single room).
- Located in a small cul de sac.
- Gated side entrance.
- Walking distance to Marley Park.
- Well established neighbourhood.
- Nicely decorated throughout.
- Close to M50 & Dundrum Town Centre.
- Convenient to good schools.

Directions:

Located just off the Grange Road, take the first left hand turn coming from Ballinteer Road / Dundrum M50 roundabout into the Kingston Estate, Kingston Walk is the second cul de sac on the right hand side, the property is sign posted.

BER:

B.E.R.: D2 269.59kWh/m2/yr
B.E.R. Number: 108395658

Price:

On Application.

Heating:

Natural gas fired central heating.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900



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