



135 Mulvey Park, Dundrum, Dublin 14. D14XR66

Beirne
& Wise

For Sale By Private Treaty



This is an attractive two-bedroom mid-terrace residence, well situated in this sought after development off the Dundrum Road with the added benefit of a large sunny westerly 29 m long rear garden and off-street parking to the front.

Though in need of modernisation, all ingredients are there to make this a super home with some original features to include panelled internal doors with brass handles and original fireplaces and tremendous potential to further extend to the rear, subject to Planning Permission.

No. 135 will appeal to a wide range of buyers looking to purchase in a well-established neighbourhood, it is very peaceful and quiet, yet it is very close to a range of amenities and close to the city centre. The accommodation extends to 74 sq.m. approx. and comprises; hall, living room, kitchen/dining/ family room, lobby and store and at first floor there are two double bedrooms and a shower room.

The location is one of great convenience, close to all the amenities of Dundrum including the Town Centre, a good selection of established junior and senior schools, and the LUAS at Windy Arbour provides speedy access to city and beyond. It is within easy reach of UCD Belfield. The M50 is very accessible and there several buses routes on the Dundrum Road. The Dodder Linear Park at Milltown is just minutes away offering a pleasant walk or cycle along the river to Clonskeagh and Donnybrook.



Special Features

- Floor Area 74 sq. m. approx.
- Potential to extend to the rear (subject to Planning Permission)
- Walking distance to bus routes and the LUAS at Windy Arbour.
- Off street parking.
- Double glazed windows and doors.
- 29 m long west facing rear garden.
- Close to Dundrum Town Centre and local amenities.
- GFCH.

Accommodation

HALL
With access to all rooms and stairs.

LIVING ROOM

3.22m x 3.04m

Overlooking the front garden, with original open fireplace.

KITCHEN / DINING/ FAMILY ROOM

4.85m x 3.38m

Extending the full width of the house, overlooking the rear garden. There is access to understairs storage and the fireplace is fitted with an enclosed solid fuel fire. The kitchen area is fitted with a stainless-steel sink, high- and low-level cupboards and a gas cooker.

LOBBY

2.65m x 2.58m max. dim.

With access to the rear garden and,

STORE

2.39m x 1.40m

Would make an ideal utility room.

FIRST FLOOR

LANDING

With access to attic with pull down ladder.

BEDROOM ONE

4.85m x 3.81m max. dims.

A spacious double bedroom extending the width of the house, to the front, with built-in wardrobes.

BEDROOM TWO

3.36m x 2.59m

A double bedroom to the rear, with built-in wardrobes. The GFCH boiler is located here.

SHOWER ROOM

Modern, with attractive floor and wall tiling with suite comprising; w.c., w.h.b. and shower cubicle complete with electric shower.

GARDENS

The rear garden is a real feature of the property - 29 m long with the much sought after westerly aspect and offers further potential to extend if required (subject to Planning permission). There is a concrete shed adjoining the store room with a patio area and an outdoor tap. The front garden has cobble lock paving - providing good off-street parking.

BER

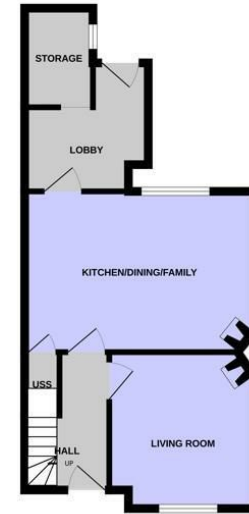
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Output: 382.57Wh/m²/yr.

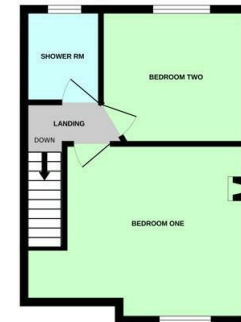




GROUND FLOOR



1ST FLOOR



Beirne
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