

**2A Acorn Road, Dundrum,
Dublin 16, D16 WV62**



This spacious 3 bedroomed detached family home of c.94 sq.m. (c.1,011 sq.ft.) + Attic area of c.21 sq.m (c.228 sq.ft.) built c.1996, is situated in a mature residential setting, is adjacent to a wonderful range of local amenities and features a walled, sunny, South facing back garden with side entrance access.

The ground floor comprises entrance hall, guest cloaks, sitting room with fireplace, large open plan kitchen / breakfast room. There are 3 bedrooms (1 En Suite) and bathroom on the first floor level, and a full stairs leads to the attic area.

Dundrum Town Centre with its vast array of boutiques, shops, cinema, restaurants, bars and cafes is only a short walk, and the LUAS at Balally and Dundrum are a 10 minute stroll.

Amenities abound in the area with the Dundrum Family Recreation Centre (DFRC) offering many sporting activities and swimming pool, just a few hundred metres away. Local shopping is just around the corner on Ballinteer Avenue, and a vast selection of schools are nearby. The area is served with excellent transport links and offers easy access to the M50 and N11.



ACCOMMODATION:

Hall:

5.00 x 2.10

With wood floor. Understairs storage closet.

Guest w/c:

With w/c & washbasin.

Sitting Room:

4.83 x 3.12

With open fireplace. Window shutters.

Kitchen / Breakfast room:

5.42 x 4.00

With fitted kitchen presses. Walls part tiled. Plumbed for washing machine & dishwasher. Double patio doors to back garden.

Bedroom 1:

3.98 x 3.18

Double bedroom with built in wardrobe. Wood floor.

Bedroom 2:

3.12 x 3.09 (min.)

Double bedroom with built in wardrobe. Wood floor.

En Suite:

1.88 x 1.34

With shower, w/c & washbasin.

Bedroom 3:

2.41 x 2.37

Bathroom:

2.33 x 2.10

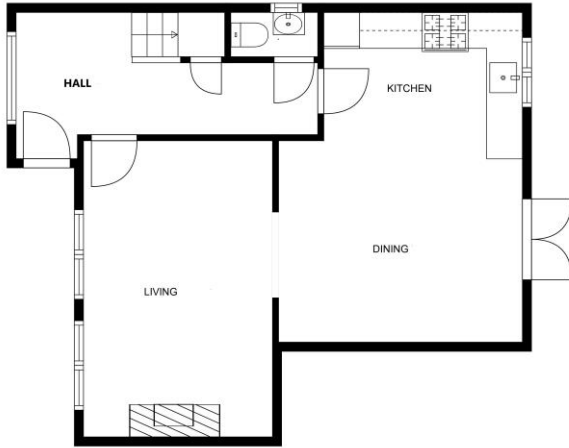
With bath, w/c & washbasin. Walls part tiled.

Attic:

4.34 x 3.13

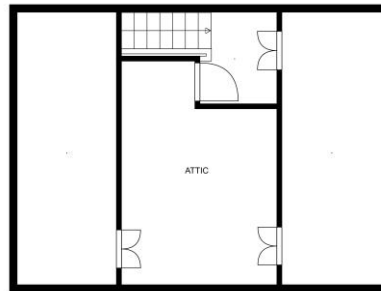
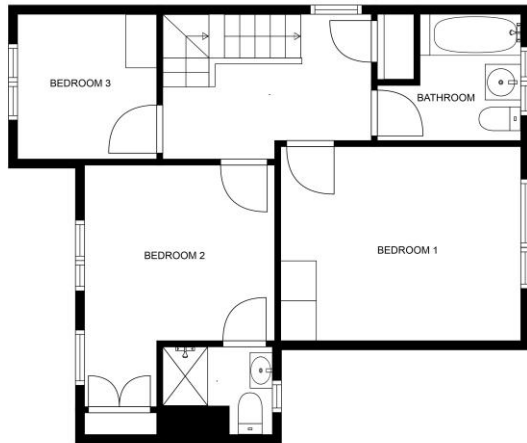
With wood floor. Velux roof lights. Eaves storage.





Gross Internal Area:
 c. 115 sq.m.
 (c.1,239 sq.ft.)
 Including Attic.

B.E.R.: C3
 No.117110692
 EPI: 207.53 kWh/m²/yr



Floorplans for identification only – Not to Scale.



Some Features:

- PVC double glazed windows
- Newly decorated
- South facing walled back garden
- En Suite
- Garden shed included in sale
- Adjacent to two green open spaces
- Short walk to Dundrum & LUAS
- Gas fired radiator central heating
- Side entrance
- Guest Cloaks
- New carpet to Dining & Living
- Attic with full stairs access
- Window shutters included in sale
- Built c.1996



Negotiators:
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