

BER D2



7 Oakdale Drive  
Dun Laoghaire, Co Dublin

Lisney | Sotheby's  
INTERNATIONAL REALTY





## 7 Oakdale Drive, Dun Laoghaire, Co. Dublin

### Features

- Highly regarded family orientated location
- Immensely private rear garden measuring approximately 20m (66ft) in length
- Excellent off-street parking to the front
- Floor area of approximately 139sq.m (1,496sq.ft) to include the garage
- Spacious attic space ideal for conversion, subject to Planning Permission
- Gas fired central heating (converted from oil in December 2021)
- Fitted carpets, curtains and kitchen appliances included
- Garage to the side offering potential to convert subject to Planning Permission
- Within close proximity to the N11, M50, the QBC and the LUAS
- Surrounded by a host of excellent schools and shopping centres
- Double glazed UPVC windows

A very attractive family home situated along this highly regarded cul de sac off Johnstown Road, boasting spacious generously proportioned accommodation extending to approximately 139sq.m (1,496sq.ft) and further enhanced by a sunny rear garden of approximately 20m (65ft) in length.

This most appealing home is well presented throughout with bright living space laid out over two floors comprising a porch entrance, a welcoming reception hall with large understairs cloak cupboard opening into a living room to the front and a dining room to the rear with an en-suite shower room off it. The large kitchen/breakfastroom opens through to the garage and rear garden and completes the ground floor level with the four bedrooms, bathroom and separate w.c. being positioned at the first-floor level.

The location of 7 Oakdale Drive will be of major interest to those trying to get a foothold in this highly regarded family orientated development which is surrounded by a wide range of amenities and facilities including excellent primary and secondary schools such as Cabinteely Community School, Johnstown National School and Cluny Secondary School, three supermarkets at Killiney Shopping Centre, Cornelscourt and Tesco Ballybrack as well as being a short stroll from Cabinteely Village with its excellent range of cafes, restaurants, shops and pub.

Recreational amenities are plentiful to include Cabinteely and Kilbogget Parks both easily accessible with their playgrounds, GAA clubs and running track as well as a further range of sporting and leisure facilities. Transport links couldn't be better with the QBC on the N11 and the LUAS at Cherrywood Industrial Estate as well as DART stations at Dalkey, Killiney and Glenageary together with the arterial road networks namely the N11 and M50 offering ease of access to the city centre and surrounding areas.



## Accommodation

**Entrance Porch:** 0.9m x 2.15m (2'9" x 7'1") with sliding patio doors to the front and tiled floor.

**Entrance Hall:** 4.30m x 2.30m (14'1" x 7'7") with ceiling coving, Eircom PhoneWatch alarm system, video intercom system, large downstairs cloak cupboard.

**Living Room:** 4.00m x 3.70m (13'1" x 12'2") with an open fireplace with tiled mantle surround and inset and ceiling coving.

**Dining Room:** 4.20m x 3.60m (13'9" x 11'10") with an open fireplace with tiled mantle surround and inset, ceiling coving and double glass panelled doors leading to the

**Ensuite Shower Room:** 2.70m x 2.30m (8'10" x 7'7") with step in Triton T90XR electric shower, wc, wash hand basin, fully tiled walls, tiled ceramic floor, recessed lighting, Velux window and timber vaulted ceiling.

**Kitchen/Breakfast Room:** 3.00m x 5.20m (9'10" x 17'1") with a range of fitted cupboards and units, sink unit, work surfaces, plumbed for washing machine/dishwasher, provision for electric

cooker with extractor fan over, open fireplace with tiled surround and inset, door to the garage and door to the rear garden.

**Landing:** with shelved hot press with dual immersion.

**Bedroom 1:** 4.00m x 3.60m (13'1" x 11'10")

**Bedroom 2:** 4.10m x 3.50m (13'5" x 11'6")

**Bedroom 3:** 2.50m x 2.50m (8'2" x 8'2")

**Bedroom 4:** 3.60m x 2.70m (11'10" x 8'10") with fitted shelving.

**Bathroom:** 1.70m x 1.60m (5'7" x 5'3") with bath with shower over and wash hand basin.

**Separate W.C.:** 1.70m x .80m (5'7" x .262'6") with tiled ceramic floor.

**Outside:** The property is approached by a pillared entrance opening onto a tarmacadam drive providing off street parking for two cars with the remainder laid out in lawn, a rear of approximately 20m (65ft) in length being laid out mainly in lawn incorporating two purpose-built garden sheds. An integrated garage of approximately 5.00m x 2.60m (16'5" x 8'6") has double doors opening to the front.

## BER Information

BER D2 | BER No.: 115981862

EPI: 115981862 kWh/m<sup>2</sup>/yr

## Eircode

A96 V9R2





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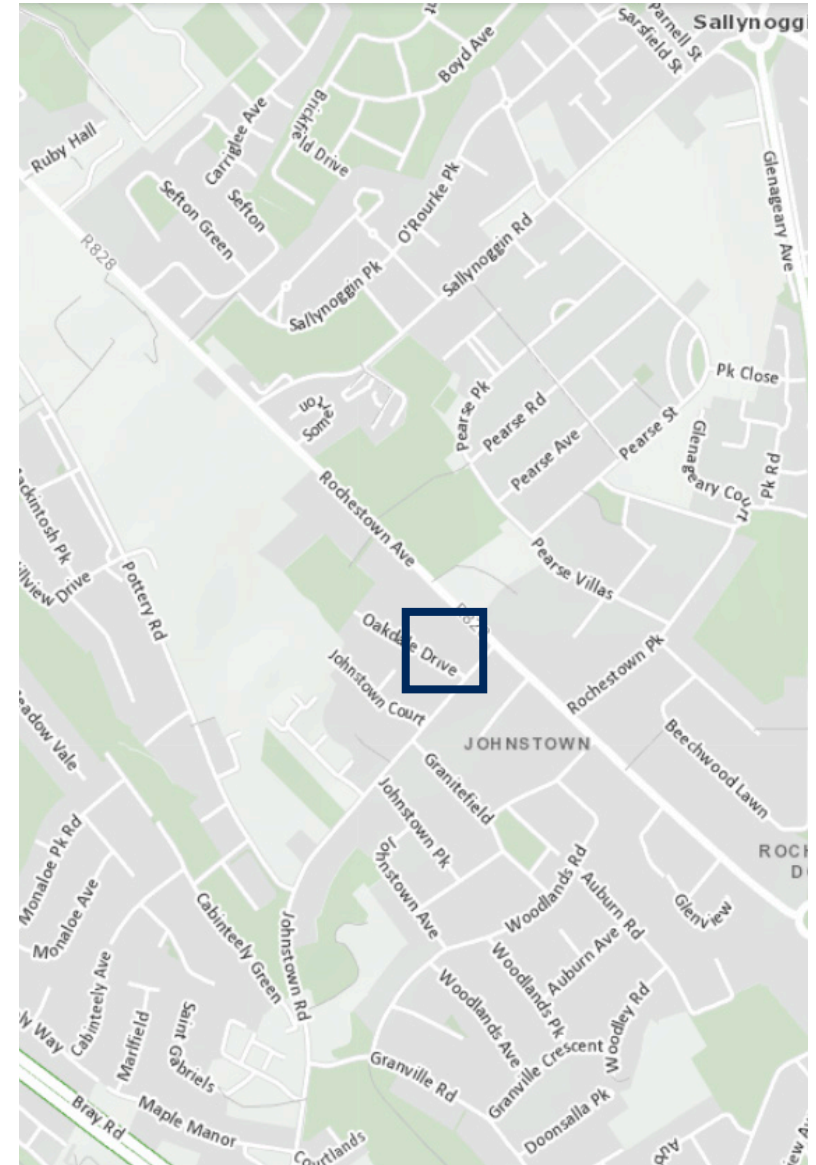
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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