



15 Sommerville, Dundrum, Dublin 14, D14F902

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87 sq.m / 936 sq.ft.



DOUGLAS NEWMAN GOOD

**DNG**

# 15 Sommerville, Dundrum, Dublin 14, D14F902

DNG is pleased to present 15 Sommerville to the market. The property is a spacious three bedroom townhouse which is extended to the rear and boasts a sunny south facing rear garden. The house which has just undergone significant upgrading which includes a new boiler and complete redecoration throughout is as you would expect, presented in walk in condition.

Of course the enviable location of the house is an attractive prospect too. Situated close to Clonskeagh, Milltown and Dundrum the location is second to none. An abundance of amenities are located within a short drive including University College Dublin and Dundrum Town Centre, enabling residents to benefit from all local amenities including a variety of restaurants, cafes, bars, boutiques, the Mill Theatre and Cinema.

As this property is sure to appeal to families, numerous schools are also in close proximity including Our Lady's national school, St. Olafs national school and Notre Dame to name a few.

Public transport links are also convenient with the Luas Green Line less than ten minutes walk away and numerous bus routes on the doorstep. The main bus links include Dublin Bus routes 44 and 61. Connectivity to the city centre is excellent and this is duplicated by the relative ease of access to another employment hub at Sandyford Industrial Estate and the M50.

Viewing is strongly recommended!

## Accommodation

Entrance Hallway 3.75 x 1.81  
Under stair storage, wood flooring.

Living Room 3.90 x 3.65  
Gas fireplace, built in bookcases.

Dining room 3.76 x 2.70  
Spacious room to rear adjoining kitchen and living room.

Kitchen 3.66 x 2.90  
Fully fitted kitchen with wall and base units, Zanussi washing machine, cooker, stainless steel sink, Thor fridge freezer. Tiled floor, tiled splash back.

Back porch 2.35 x 2.11  
Tiled floor, access to garden.

Guest wc 2.06 x 0.82  
Wc, whb, new gas boiler.

Bathroom 2.09 x 1.70  
Shower tray with. Triton T90si electric shower. Wc, whb, tiled floor, tiled walls.

Bedroom 1 4.43 x 2.94  
Spacious double bedroom to front.

Bedroom 2 3.62 x 2.92  
Double bedroom to rear.

Bedroom 3 2.58 x 2.66  
Single bedroom to front.

## Features

- Gas heating
- Approximately 87 sqm.
- South facing garden
- New gas heating system
- Just refurbished
- Walk in condition
- Double glazing throughout
- Envia ble location
- Excellent transport links

BER: C3  
BER No. 109987933  
EPI: 208.09 kWh/m<sup>2</sup>/yr



View By Appointment  
Asking Price: €475,000

## DNG Stillorgan

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**Negotiator:** William Bradshaw  
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PSL 002049

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For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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