



## 25 Balally Drive, Dundrum, Dublin 16.

2/3 Bedroom Dormer Bungalow.

**ASKING PRICE** €775,000

**FOR SALE**

by PRIVATE TREATY



BER C3

## FEATURES

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- Newly extended family home refurbished to an exceptionally high standard.
- Under floor central heating in kitchen/living area.
- Convenient and desirable address located within walking distance of Dundrum Town Centre and Village.
- 400m to Balally Luas Station.
- Bespoke kitchen complete with Liebherr and Siemens appliances.
- Wetrooms with high quality sanitary ware and heated Devi mats.
- Concertina door out to landscaped rear garden.
- Solar panels for hot water.
- Convenient to the city, all national routes and an abundance of amenities and facilities



## LOCATION

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Set in the established suburb of Dundrum No.25 is located just c. 400m from the Balally Luas Station and Dundrum Town Centre with its excellent shopping, eateries and cinema.

The M50 is also short drive away. The area has an excellent selection of both primary and secondary schools with St. Olafs national school adjacent, Mount Anville, Wesley College, and Taney National School to name just a few are nearby. Recreational activities are well catered for with Ballawley Park a short walk away and Marley Park just a few minutes by car.

## DESCRIPTION

“TURN KEY” aptly describes this handsome Dormer style residence, which has recently undergone an extensive programme of remodelling and refurbishment to exacting standards under the watchful eye of its current owners and their architect.

Enjoying a wonderful sense of privacy both inside and out, 25 Balally Drive c.138sqm/1485sqft (plus Dormer Room c30sqm/320sqft) is a truly unique property, retaining much of its original charm coupled with a classic contemporary interior resulting in a modern, light filled home of great character.

This outstanding property offers potential buyers a home in truly “Walk In” condition. High specification materials, exemplary craftsmanship, bespoke fit-out and more than a touch of imagination and creativity are the key elements of this successful transformation.

The entrance hallway leads you into the living room which features a sandstone fire place from Fenton Fires and bespoke built in cabinets and shelving. To the left of the hall is the master bedroom with wooden shuttered blinds and walk in wardrobe. There is an En Suite off the walk in wardrobe which is a fully tiled Wet Room complete with high quality sanitary ware and under tile heating. There is a further double bedroom to the rear and right of the house with blinds, carpets and built in wardrobes. This room overlooks a small courtyard. To the left of the bedroom is a luxurious family bathroom. In keeping with the high level of specification this bathroom is a fully tiled wet room with free standing feature bath and separate rain shower. There is under tile heating in the form of Devi Mats which add a touch of luxury.

Whilst the front half of this 1960s bungalow has retained some of its traditional charm the rear half offers modern open plan living of the highest quality. Completely transformed in 2008 this area is a kitchen, dining room and living room all rolled into one beautifully designed light filled space. The centre piece of this area is the custom

designed kitchen from Balrothery Furniture. With a mixture of cream and grey high gloss units the kitchen is fully fitted with the highest specification integrated appliances including Liebherr wine cooler, Smeg induction hob and Siemens steam combi oven to name a few. The high quality kitchen specification is continued into the well-equipped utility room complete with washing machine, dryer and sink area.

The living element of this area is situated around a feature wall hung electric fire and recessed TV creating a cosy space to relax whilst retaining a connection with the rest of the kitchen. The extended area is tailor made for entertaining with the dining space situated in an area which leads out to the rear garden. This space is completely surrounded by floor to ceiling windows and features a large concertina door which when fully retracted opens the living space to a covered patio/BBQ area which leads to the perfectly manicured and landscaped South facing garden.

The limed oak flooring runs throughout the living areas of the ground floor and ties in beautifully with the custom made solid oak stair case. This stair case leads up to a converted attic/gallery area which is suitable for a number of different purposes. Currently used as a child's bedroom the space includes a fully fitted en suite bathroom complete with wardrobe/storage space. There is also a fully enclosed attic/storage area at this level. There are a number of velux roof lights in this area which allows plenty of light in.

The level of quality doesn't dissipate once outside. The rear garden begins at the covered sandstone patio area which leads on to the maintenance free artificial lawn. All of this is surrounded by well stocked raised feature beds and a contemporary water feature. The front garden is fully landscaped and offers ample off street parking. There is access to a storage shed which is cleverly hidden behind the garage doors.





## ACCOMMODATION

Details	Width	Length
Hall	1.57 m	1.42m
Living room	5.05m	4.65m
Bedroom 1	3.62m	4.17m
Bedroom 2	2.91m	3.59m
Bathroom	3.41m	2.54m
Kitchen/Living	9.41m	4.07m
Dining	4.65m	2.89m
Utility	2.43m	2.22m
Gallery	3.51m	3.08m





## CONTACT OUR TEAM

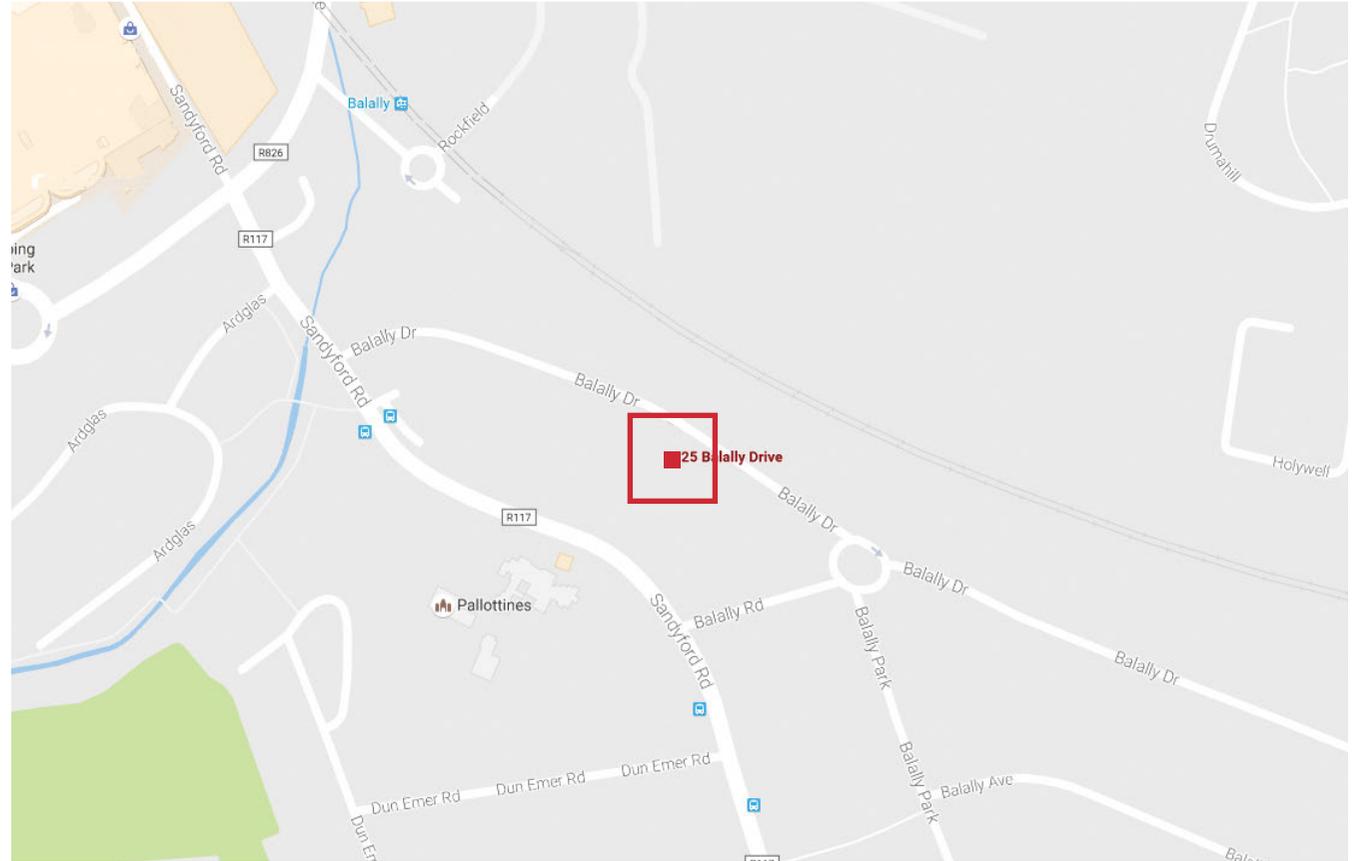
## VIEWING BY APPOINTMENT ONLY

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## DIRECTIONS

Coming out of town through Dundrum; continue straight under the LUAS Bridge on to the main roundabout at Dundrum Town Centre. Turn left at the roundabout and right at the next set of traffic light onto the Sandyford Road. Take the next left on to Balally Drive and continue straight on No. 25 will be on your right hand side and is identified by a JLL sign.

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