

we'll take you home

vincent
FINNEGAN

For Sale by Private Treaty
€495,000

293 Limes Road, Sandyford, Dublin 16, D16 N728

293 Limes Road presents an exceptional opportunity for families seeking a comfortable and spacious semi-detached three-bedroom home. Measuring approximately 80.2 sq.m. plus attic conversion with w.c. and large Velux windows, this well-maintained property also boasts a delightful landscaped rear garden that receives plenty of sunshine.

Positioned in a highly sought-after location, this residence is conveniently situated near a wide array of amenities, ensuring a convenient and enjoyable lifestyle. The mature and family-friendly development further enhances the appeal of this superbly positioned property.

The location of the property is serviced by excellent transport links, with the M50 motorway a 3-minute drive and the Kilmacud LUAS stop just minutes away on foot. Airfield Farm, Ticknock Forest and Naomh Olaf's GAA are just three examples of the abundant sporting and recreational facilities close-by. Residents also benefit from the proximity of significant retail areas such as Beacon South Quarter and Dundrum Town Centre, modern hubs of amenities that includes a variety of restaurants, cafes, bars, specialty shops, boutiques, and the popular Movies@Dundrum cinema.

Families with children will appreciate the close proximity to renowned schools and creches, including Park Academy, Narnia Preschool, St. Olafs, Mount Anville, Wesley College, St. Benildus, and also UCD, offering a wide range of educational opportunities.

Along with a recent attic conversion, the property has had significant work carried out to improve its energy efficiency, and achieves a B1 BER. One notable feature of this home is the installation of solar panels, both to the front and rear, totalling 5.6kW. These panels contribute to an estimated annual yield of 4200kWh, promoting energy efficiency and cost savings. The property is equipped with a hybrid inverter, enabling the connection of a battery for added energy storage. Additionally, a Smart Electric Vehicle charger is installed, automatically diverting excess solar energy to an electric vehicle, and allowing for scheduled charging, such as overnight charging on the night rate.

Overall, 293 Limes Road presents an attractive package, combining spacious living areas, well-maintained condition, a sunny landscaped garden, energy-saving features, and excellent access to amenities and educational facilities. This property is sure to captivate discerning buyers seeking a comfortable and convenient family home within a welcoming community.



TELEPHONE: 01 298 4695

www.finnegan.ie

FEATURES

- B1 ENERGY RATING – SOLAR PANELS FRONT AND REAR • ATTIC CONVERSION WITH W.C.
- GAS FIRED CENTRAL HEATING – NEW COMBI BOILER 2021 • DOUBLE GLAZED – NEW WINDOWS AND DOORS 2018
- SMART ELECTRIC VEHICLE CHARGER • MINUTES WALK TO LUAS • OFF STREET DRIVEWAY PARKING • LOCAL SHOPPING ON THE DOORSTEP
- CONVENIENT TO M50 AND DUNDRUM TOWN CENTRE • NUMEROUS PRIMARY & SECONDARY SCHOOLS NEARBY

DETAILS OF ACCOMMODATION

ENTRANCE HALL: Under-stairs storage plumbed for washing machine, dado rail, coving.

LIVING ROOM: Open fireplace with timber surround and marble inset, roller blind, centre rose, coving.

KITCHEN/DINING ROOM: Range of wall and base units, A rated appliances including double oven, Bosch induction hob and Bosch dishwasher, tiled splashback, tiled floor, recessed lighting, coving, sliding patio door to rear garden.

LANDING: Hot press with shelving, roller blind, carpet.

BEDROOM 1: Fitted sliderobes, roller blind, coving.

BEDROOM 2: Roller blind.

BEDROOM 3: Fitted sliderobe, roller blind.

BATHROOM: Bath, shower cubicle with electric shower, w.c., pedestal wash hand basin, fitted wall cabinet, wall mirror, fully tiled floor and walls.

ATTIC LEVEL: W.c. with pedestal wash hand basin, Three large Velux windows, eaves storage, recessed lighting.

OUTSIDE:

Rear garden – Two paved patio areas, timber shed, lawn, side access, summer fruiting raspberries.

Off street driveway parking, EV charging point and lawn to front.

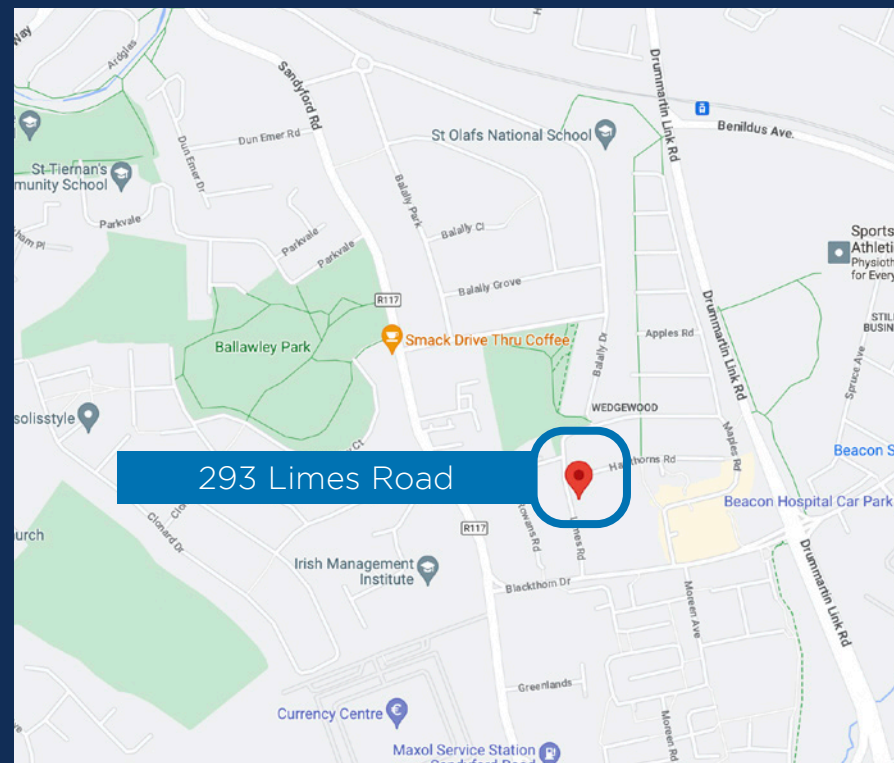
BER DETAILS:

BER:	B1
BER No. :	100912476

AGENT:

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