

BER E2



23 Dundela Park
Sandycove, Co. Dublin

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INTERNATIONAL REALTY



23 Dundela Park, Sandycove, Co. Dublin

Features

- Highly regarded prestigious location
- Beautiful sunny rear garden of approximately 24m (79ft) in length laid out mainly in lawn
- Generously proportioned accommodation extending to approximately 159sq.m. (1,711sq.ft)
- Glenageary DART station together with regular bus routes on Sandycove Road
- Easy walking distance to Sandycove, Dalkey and Glasthule
- Surrounded by excellent primary and secondary schools
- An abundance of recreational, leisure and sporting facilities close by
- Fitted carpets, curtains and integrated kitchen appliances included in the sale
- Oil fired central heating system
- 10 minute walk to Sandycove Beach

This is a wonderful, detached bungalow one of just two positioned along Dundela Park. It has been exceptionally well maintained and cared for over the years offering superb living accommodation further enhanced with its highly convenient location and benefitting from every conceivable amenity available literally on its doorstep.

As you approach 23 Dundela Park you are welcomed by a concrete drive providing off street car parking for two cars, bordered by a lawned garden and surrounded by mature shrubbery. An entrance porch brings you through to the entrance hall that opens into the beautiful light infused living room positioned to the front with sliding doors to an inner hall. On the other side of the hall is the family room/bedroom 4 with bay window overlooking the front garden. Continuing down the hall past the shower room and separate w.c. are two further bedrooms, both double and overlooking the rear garden. Off the hall is the kitchen with door to inner hall and opens through to the breakfast room with access to the rear garden and arch opening through to the dining area which in turn opens back into the inner hall. Off the inner hall is the inner lobby with utility area with access out to the rear garden, a shower room and the third bedroom.

A particular feature of this very fine property is the sunny rear garden laid out mainly in lawn abundant with a variety of mature shrubs, flowers and trees, offering an oasis of tranquillity and including a patio area which is accessed from the breakfast room and utility area.

The position of this home is ideal for those looking to locate themselves within walking distance of Sandycove, Glasthule and Dalkey Town which all boast a wealth of amenities to include excellent restaurants such as Cavistons and De Villes, specialised shops and boutiques. 23 Dundela Park is just a ten minute walk to the sea with numerous popular leisure spots for swimming to include the Forty Foot. Glenageary DART station together with the 7D, 59 and 111 bus routes on Sandycove Road ensure ease of access to the city centre and surrounding areas. Some of Dublin's most popular primary and secondary schools are all within a short distance to include Castlepark, Rathdown, Loreto NS and Secondary, St. Patrick's and Harold Boys to mention a few. The most attractive scenery of South Dublin's coastline is enjoyed close by along Killiney/Dalkey Hill, Sandycove seafront and the Vico Baths.

There is an abundance of recreational and leisure facilities in the surrounding area such as Sandycove and Glenageary Lawn Tennis Clubs, Cuala GAA/Dalkey United Football Club, Killiney Golf Club, as well as a selection of hockey, football and rugby clubs.





Accommodation

Entrance Porch: 2.4m x 0.8m (7'10" x 2'7") with tiled floor and opens to the

Entrance Hall: 7.7m x 2.1m (25'3" x 6'11") with a large cloaks cupboard, ceiling coving, hatch to partially floored attic, storage heater and large storage cupboard

Living Room: 6.1m x 4m (20' x 13'1") with open fireplace with tiled mantle, surround and inset, sliding doors leading to an inner hall, ceiling coving and centre rose

Family Room/Bedroom 4: 5.5m x 3.3m (18'1" x 10'10") with open fireplace with mahogany mantle and surround, marble inset and hearth, bay window and fitted wardrobe/cloak hanging area

Shower Room: 2.15m x 2.1m (7'1" x 6'11") with step in electric Triton Safeguard pumped thermostatic shower, wash hand basin, tiled floor, fully tiled walls, extractor fan and electric heater

Separate W.C.: 2.2m x 0.9m (7'3" x 2'11") with fully tiled walls and Dimplex electric heater

Bedroom 1: 4.1m x 3.3m (13'5" x 10'10") with a range of fitted wardrobes

Bedroom 2: 3.6m x 4.1m (11'10" x 13'5") with a range of fitted wardrobes and wash hand basin

Kitchen: 4.6m x 4.2m (15'1" x 13'9") with a range of fitted cupboards and units, sink unit, plumbed for dishwasher, space for cooker with extractor fan over, tiled splashbacks, shelved pantry, hot press with dual immersion and timer, door to inner hall and opening through to the

Breakfast Room: 4.3m x 2.2m (14'1" x 7'3") with double sliding patio doors to the rear garden and arch through to the

Dining Area: 3m x 2.3m (9'10" x 7'7") with ceiling coving and door back out to the

Inner Hall: 5m x 1m (16'5" x 3'3") with ceiling coving and leads through to

Bedroom 3: 4.3m x 2.4m (14'1" x 7'10") with cork tiled floor, enclosed fuse board and fitted wardrobes

Shower Room: 1.8m x 1.3m (5'11" x 4'3") with step in Triton T90Z electric shower, w.c., wash hand basin, tiled floor, fully tiled walls, electric Dimplex heater and skylight

Utility Room: 2.3m x 1.3m (7'7" x 4'3") with plumbing for washing machine, plumbed for dryer, shelving, sink unit with cupboards under and door to rear garden

BER Information

BER: E2. BER No: 102039849.

EPI: 349.73 kWh/m²/yr.

Eircode

A96 K7N8



Outside

The sunny rear garden of approximately 24m (79ft) is very private, not overlooked and is laid out mainly in lawn, abundant with a wide variety of mature flowers, shrubs and trees. It has a number of ancillary buildings to include a lawnmower shed, a garden shed, coal shed and a boiler house together with a green house. A pedestrian side passage connects the front to the rear.



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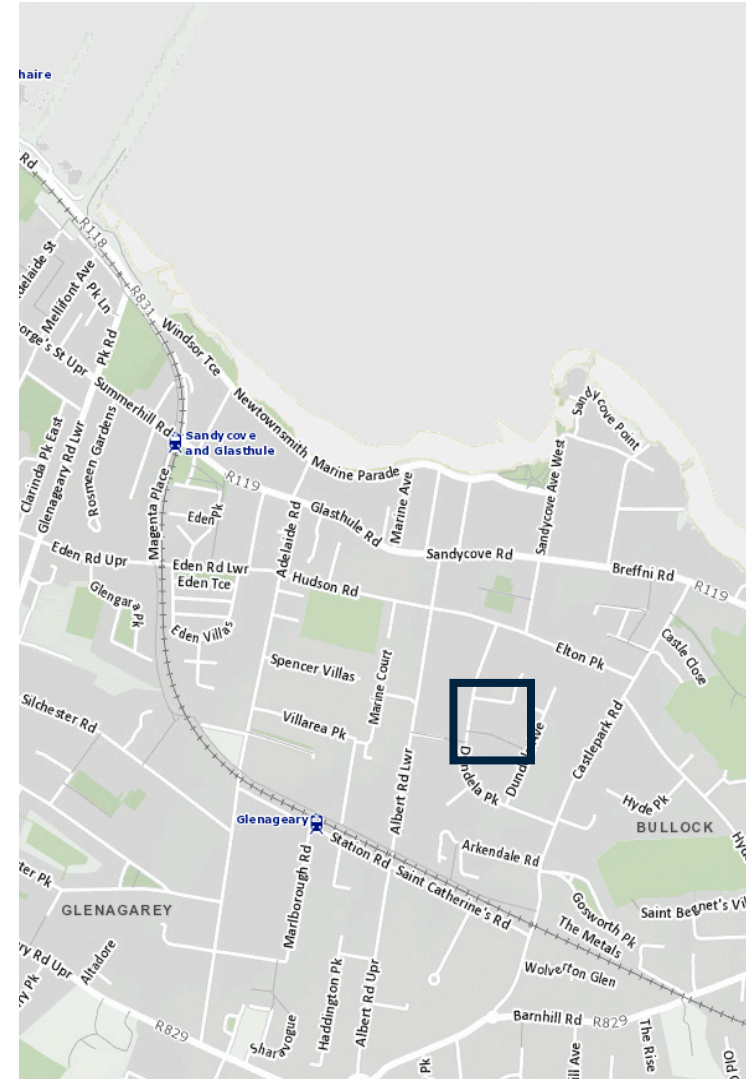
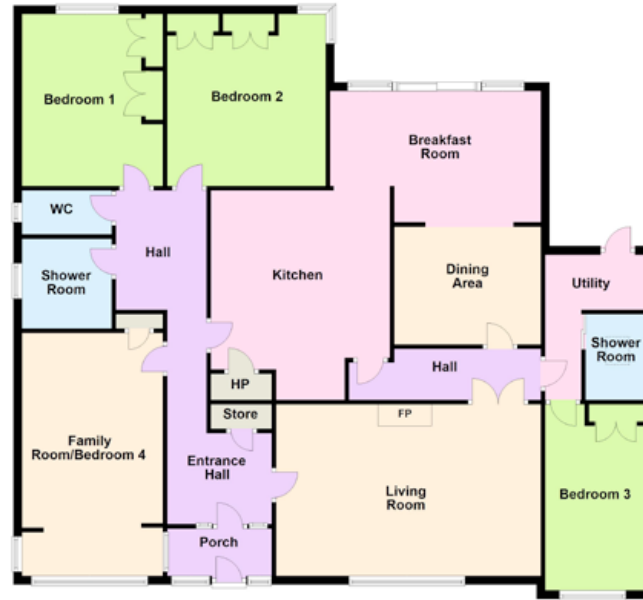
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