



29 Broadford Drive, Ballinteer, Dublin 16 D16 XN72

Beirne  
& Wise

## For Sale By Private Treaty



This is a substantial three bedroom semi-detached home, well situated in this most sought after residential enclave just off Broadford Road. It enjoys a quiet cul-de-sac setting adjacent to the green with mature front and rear gardens with off-street parking. The accommodation is bright and well-proportioned with three good bedrooms and a family bathroom at the first floor with a large living room, dining room and kitchen/breakfast room on the ground floor. Side access leads to the fully walled rear garden. This is a most popular family location.

The location is one of convenience, adjacent to a selection of local amenities such as schools including Ballinkeer Community School, Wesley College, Holy Cross, Scoil Naithi and Taney are all close by. There is excellent local shopping at Ballinkeer, Nutgrove and Dundrum and a short commute to the Sandyford Business District and Carrickmines Retail Park. There is also a variety of leisure/sporting facilities nearby including Marlay Park and DLR Leisure Centre, whilst St Enda's Park is just a short distance away. The 14 and 75 buses are just minutes away and the M50 is within easy reach as is the city centre.

### Special Features

- Excellent location adjacent to amenities
- Walled rear garden
- GFCH
- Cul-de-sac setting
- Adjacent to Green
- Floor area 103 sq. m. (1,108 sq. ft.) approx.



### Accommodation

#### ENTRANCE HALL

Enclosed Porch leads to Hall with access to under stairs storage.

#### LIVING ROOM

5.37m x 4.26m max (17'7" x 13'11" max)

This is a large bright room to the front with a feature brick fireplace with a gas fire inset. It has ceiling coving and double doors leading to

#### DINING ROOM

3.59m x 2.86m (11'9" x 9'4" )

This is a bright room to the rear of the house with ceiling coving and a door to

#### KITCHEN/BREAKFAST ROOM

4.43m x 3.06m (14'6" x 10'0" )

The kitchen features a range of built in wall and floor units and is plumbed for a washing machine and dryer. It has a double sink unit, an electric extractor fan and a door to the rear garden.



#### LANDING

Access to Hot Press

#### BEDROOM ONE

4.06m x 3.95m (13'3" x 12'11" )

This is a good double room to the rear with extensive built in wardrobes.

#### BEDROOM TWO

4.23m x 3.31m (13'10" x 10'10" )

This is a good double to the front with extensive built in wardrobes.

#### BEDROOM THREE

2.84m x 2.56m (9'3" x 8'4" )

A large single room to the front with a built in wardrobe.

#### BATHROOM

This has a bath with a Triton electric shower, it has part tiled walls with a w.c.and w.h.b.

#### GARDEN

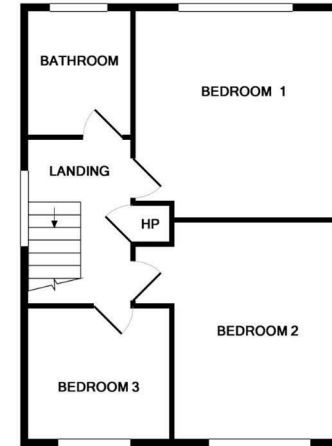
The front garden has a lawn with border planting and off-street parking. Side access leads to the fully walled mature rear garden with a large lawn area with a patio at each end of the garden to maximise the sun. There is also a large green area located a few doors away ideal for children.

#### BER

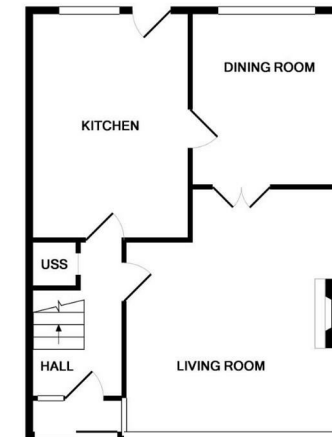
Number: 109779918

Output: 304.78 kWh/m2/yr.





1ST FLOOR



GROUND FLOOR

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