



BER D2



5 Ludford Park, Ballinteer, Dublin 16 D16EW02

115 sq. m. / 1,238 sq. ft.

DOUGLAS NEWMAN GOOD
DNG

5 Ludford Park, Ballinteer, Dublin 16 D16EW02

DNG presents this exceptional property to market. Brought to market in move in condition this extended three bedroom family home has a lot to offer its new owner. With spacious accommodation throughout including a bright double aspect living room one is sure to be impressed. Attractive wood flooring adds character, as does the practical and fashionable solid fuel burning stove.

An extra-large garden to the rear is east facing and has obvious huge potential to further extend, as others have done on the street (subject to planning permission). Due to the size the garden gets the sun all day long from sunrise to sunset. In addition the garage to the side is ripe for conversion should additional space be required. To the front lies a gravelled driveway with provides off street parking for multiple cars.

Excellent amenities are literally only moments away. Schools are within walking distance as are shops including Supervalu, Marks & Spencer, Tesco, House of Fraser & Harvey Nichols to name but a few. The Luas is approximately 15 minutes walk away while the M50 is only a couple of minutes drive in the opposite direction. Meadowbrook Park is a stroll away, perfect for a leisurely walk or afternoon picnic for the kids. A little further is Airfield and Marley Park. Meadowbrook leisure centre offers a swimming pool, basketball courts or just keep fit classes depending on what you want. For night owls several trendy eateries and bars are available in Dundrum & Ballinteer.

Viewing is essential and highly recommended!

Accommodation

Porch 2.10 x 1.53

Hallway 4.56 x 1.92

Kitchen 4.38 x 2.34

Fitted kitchen with wall and base units. Samsung oven and hob, Beko under counter fridge, Zanussi dishwasher, laminate worktops. Laminate wood flooring.

Dining room 3.01 x 2.34

Adjoining kitchen to rear.

Utility room 2.31 x 1.51

Plumbed for washing machine, tiled floor.

Guest WC 2.31 x 0.90

Wc, whb, linoleum flooring.

Living room 7.86 x 4.11

Double aspect with Feature fireplace containing solid fuel burning stove, Solid wood flooring.

Upstairs

Landing 3.06 x 2.07

Access to:

Bedroom 1 4.09 x 3.93

Spacious double bedroom to rear, built in wardrobes, carpeted floor.

Bedroom 2 3.46 x 3.34

Double to front, built in wardrobes, carpeted flooring

Bedroom 3 2.74 x 2.45

Large single to front, built in wardrobes.

Bathroom 2.80 x 1.90

Shower cubicle, wc, whb.

Garage 5.27 x 2.50

Storage with potential to convert (subject to planning permission)

Features

- Oil heating
- Double glazed
- Presented in move-in condition
- Extended to rear
- Spacious at C. 115sqm.
- Garage an additional C. 13sqm.
- Extra-large back garden
- Off street parking for multiple cars
- Superb location
- Leisure facilities adjacent
- LUAS 15 min walk
- M50 1.6km
- Dundrum Town Centre 10 mins walk

BER: D2 BER No. 110278827 Energy Performance Indicator: :289.41 kWh/m²/yr

[View By Appointment](#)





DNG Stillorgan

18 Lower Kilmacud Road, Stillorgan, Co. Dublin

T: 01 2832700 | E: stillorgan@dng.ie

Negotiator:

William Bradshaw 086 8056703

PSL 002049

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.



Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.