

# ACCOMMODATION

## ENTRANCE HALLWAY

1.84m(6'0'') x 1.28m(4'2'')

Panelled walls with recessed lighting and ceramic tiled floor.

Door to:-

## DRAWING ROOM

4.86m(15'11'') x 4.20m(13'9'')

Feature hand painted fireplace with real brick inset and surround incorporating a raised solid fuel stove. Attractive ceiling coving and decorative radiator cover. Recessed shelving unit and solid oak floor.

## TV ROOM

4.86m(15'11'') x 2.95m(9'8'')

Reeva solid fuel fire with slate surround, ceiling coving, recessed lighting, decorative radiator cover and solid oak floor.

## INNER HALL

1.94m(6'4'') x 2.26m(7'5'')

Walk-in under stairs storage. Solid oak floor.

## SHOWER ROOM

2.23m(7'4'') x 1.24m(4'1'')

White suite incorporating wall mounted wash hand basin, heated vanity mirror, fully tiled shower unit incorporating power shower and W.C. Recessed lighting, tiled walls and ceramic tiled floor incorporating under floor heating.

## KITCHEN/BREAKSFAST ROOM

5.02m(16'6'') x 3.68m(12'1'')

Superb range of Bespoke Andrew Ryan hand crafted kitchen units with illuminated silestone quartz worktop areas, silestone quartz surround and Franke stainless steel sink unit. Quality appliances including a built-in-Bosch double oven, 4 ring gas hob and stainless steel extractor fan, integrated Electrolux fridge freezer and Bosch dishwasher. There is an abundance of storage provided by the Le Mans corner units, breakfast bar with a silestone quartz top, wall to wall fitted units incorporating larder and utility area. Feature stone brick wall, wall hanging radiator, recessed lighting and solid oak floor. Steps down to:-

## FAMILY ROOM/DINING

5.10m(16'9'') x 5.03m(16'6'')

Superb range of Bespoke handcrafted fitted units and recessed shelving. Decorative radiator covers, recessed lighting and solid oak floor. Abundance of natural light provided by the remote controlled Velux windows. French Doors leading to the rear garden.

## LANDING

3.40m(11'2'') x 1.95m(6'5'')

Attractive window shutters, recessed lighting and decorative radiator cover.

## MASTER BEDROOM

5.20m(17'1'') x 3.20m(10'6'')

Superb range of wall to wall fitted wardrobes and Sliderobes. Feature window shutters, decorative radiator cover and recessed lighting. Access to a partially floored attic, suitable for storage.

## BEDROOM 2

4.85m(15'11'') x 4.10m(13'5'')

Superb range of wall to wall, floor to ceiling, illuminated Sliderobes. Hand painted panelled ceiling detail and recessed lighting.

## BEDROOM 3

4.70m(15'5'') x 3.06m(10'0'')

Feature hand painted cast iron fireplace. Superb range of wall to wall, floor to ceiling, illuminated Sliderobes. Hand painted panelled ceiling detail and recessed lighting.

## BATHROOM

3.61m(11'10'') x 1.73m(5'8'')

White Adelphi suite incorporating bath with tiled surround and telephone shower attachment, fully tiled Triton electric shower unit, wash hand basin, wall mounted heated mirror and towel rail and W.C. Recessed lighting and tiled floor.



**BER DETAILS**

BER: Exempt

**OUTSIDE**

The front of the property, bordered to one side by an Ivy clad brick wall, offers off street parking for 2 cars. The rear garden, which enjoys a westerly orientation, has been tastefully landscaped and boasts a raised Liscannor patio area, lawned area, and Liscannor slate terrace at the rear of the garden and a host of specimen trees and shrubs. There is gated rear access and a covered side passage providing storage facilities.

**DIRECTIONS**

Travelling along the Sandyford Road in the direction of Dundrum Town Centre, proceed through the lights at the IMI intersection, take an immediate right hand turn onto Rathdown Grove and right again on Balally Terrace. Number 40 is the last house at the end of the cul de sac.

**VIEWING**

Strictly by appointment through Hunters Estate Agent Foxrock on 01 289 7840 or Email: [info@huntersestateagent.ie](mailto:info@huntersestateagent.ie)



**FLOORPLANS**

Not to Scale. For Identification Purposes Only.

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40 Balally Terrace, Sandyford Road,  
Dundrum, Dublin 14.

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

BER: Exempt







# For Sale by Private Treaty

We at Hunters Estate Agents are thrilled to present this bijou residence to the market, encompassing all that a discerning purchaser may desire in terms of charm, character and style.

40 Balally Terrace comes to the market presented in excellent order and tastefully appointed throughout. The Ivy clad cottage, originally a 4 bedroom property, has been remodeled, extended and restructured to provide graceful, light filled and balanced accommodation extending to c. 155m<sup>2</sup>/1,668 sq.ft.

The exacting standards of the interiors have been carried through to the landscaped rear garden which boasts a sunny westerly orientation and lawned and terrace areas.

Balally Terrace is an exclusive family friendly cul de sac located just off the Sandyford Road and within a leisurely stroll of the amenities of Dundrum Town Centre, with its array of shops, eateries, cinema and theatre. The LUAS at Balally and Kilmacud is but a short walk, the QBC is on the door step and the M50 exit is minutes away. There are also numerous shopping centres in close proximity including Dundrum Town Centre and the Beacon Centre and the development is convenient to Sandyford Business District, Airfield House and Gardens, Leopardstown Race Course, The Castle and Milltown Golf Club and Westwood fitness centre. The property is convenient to a choice of renowned national, secondary and private schools as well as UCD.

## SPECIAL FEATURES

- » Presented in excellent order
- » Light filled accommodation extending to c. 155m<sup>2</sup>/1,668 sq.ft.
- » Upgraded insulation
- » Retiled and insulated roof
- » Listed building
- » Bespoke Kitchen, Wardrobes and Fitted Units
- » Quality Doors and Floors
- » Alarm, Broadband, and multiple Television and Telephone Points
- » Thermostatically Controlled Radiators
- » Gas Fired Central Heating
- » Audio Intercom
- » Landscaped sunny westerly facing rear garden
- » Fitted Carpets, Light Fittings and Kitchen Appliances as listed are included in the sale



