



Asking Price €650,000

End terrace 3 bedroom family home, built c. 1955. Wide side entrance as well as a large and wide rear garden, not overlooked to the rear. Excellently positioned on Taney Avenue, adjacent to a well maintained open green recreational space with playground facilities. A wonderful family location.

Highly sought-after location close to local shops, Dundrum Town Centre, good public transport, wide choice of premier schools and within walking distance to University College Dublin.



Accommodation

Total Floor Area: 106m²/1,141sq.ft., (approximately)

PORCH ENTRANCE:

With sliding aluminium doors

ENTRANCE HALL: 3.94m x 2.07m

With wood flooring and understairs storage.

DINING ROOM: 2.91m X 3.64m

with wood flooring.

SITTING ROOM: 4.39m x 3.64m

With open fireplace/tiled surround, wood flooring, built-in shelving and storage.
Access to sunroom.

CONSERVATORY; 3.92m x 4.41m

Very spacious conservatory with laminate flooring, overlooking the rear and side garden.

KITCHEN: 3.13m x 2.10m

With fitted wall and floor units, porcelain sink, laminate flooring, electric oven/hob.

FIRST FLOOR:

LANDING:

With access to attic.

BEDROOM 1: 4.33m x 3.35m

Located to the front, double bedroom with built-in wardrobes, laminate flooring.

BEDROOM 2: 3.24m x 3.38m

Located to the rear, double bedroom with laminate flooring.

BEDROOM 3: 2.73m x 2.36m

Located to the rear, single bedroom.

SHOWER-ROOM: 2.19m x 2.31m

Fully tiled shower-room with shower, w.c., wash-hand-basin. Airing cupboard/dual immersion.

GARDENS:

Walled front garden, cobblelocked, with off-street parking.

Wide side entrance leading to large rear garden measuring approximately 11m deep/36ft x 17m/55ft wide. Offering lots of potential to further extend.

Storage shed **NOTE: Glass house not included**

Rear vehicular laneway and rear pedestrian access



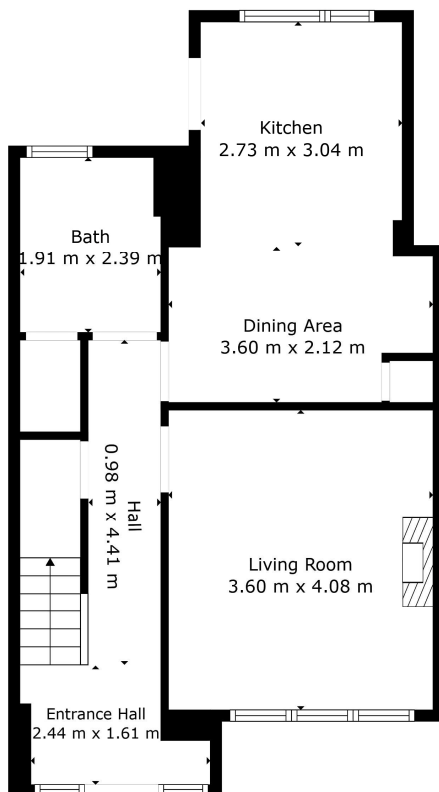
Special Features



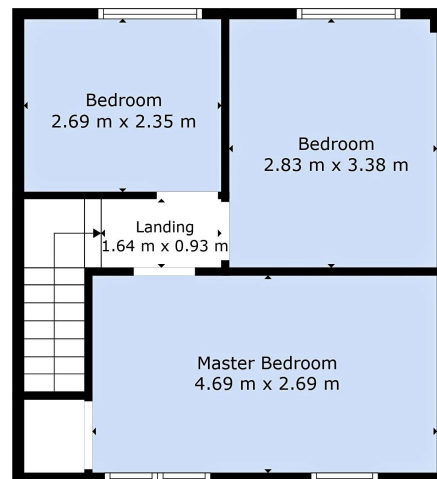
End of terrace
Wide side entrance
Long and wide rear garden
Rear pedestrian access
Rear vehicular laneway
Not overlooked to rear
Adjacent to local recreational park with playground
Wide choice of premier schools within easy reach
U.C.D within walking distance
Excellent choice of shopping amenities

GENERAL POINTS: SERVICES: UTILITIES

BER is a D1 and the number is 108853912.
The property has None and double-glazed windows.



Floor 1



Floor 2

TOTAL: 84 m²
FLOOR 1: 49 m², FLOOR 2: 35 m²

Measurements Deemed Highly Reliable But Not Guaranteed.

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BER D1

