



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

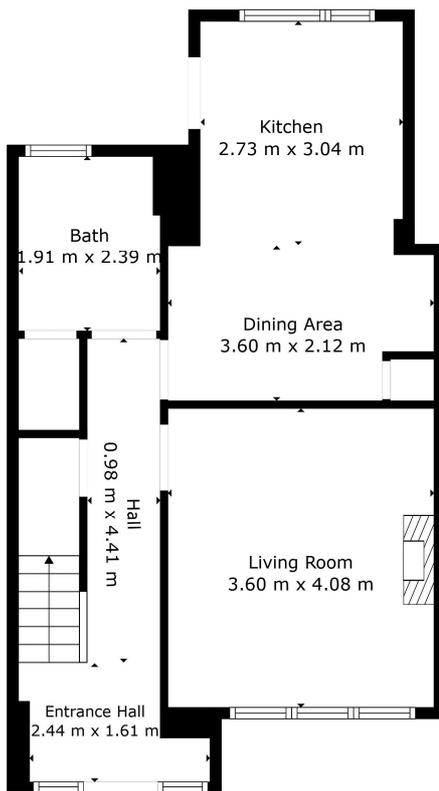


Special Features

- 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.

