

FOR SALE

22 Woodley Park,  
Kilmacud,  
Dublin 14

REA

BYRNE & QUIRKE



BER E2

[byrneandquirke.ie](http://byrneandquirke.ie)

## DESCRIPTION

An instantly appealing four bedroomed spacious semi-detached family house which has been evidently well maintained and upgraded to provide a home with a bright, fresh interior set amid mature gardens; everything a family home should be and in a coveted, highly regarded location

Located between the Lower and Upper Kilmacud Road, Woodley Park is an established residential location easily accessible to Stillorgan Village and Dundrum Town Centre and within walking distance of neighbourhood retail and service outlets. Sandyford Business Park, Beacon Hotel and Hospital, University College Dublin are all closeby, There are a choice of schools nearby which include Mount Anville, Wesley College, St. Benildus, Oatlands College, St. Laurences and St. Raphaelas.

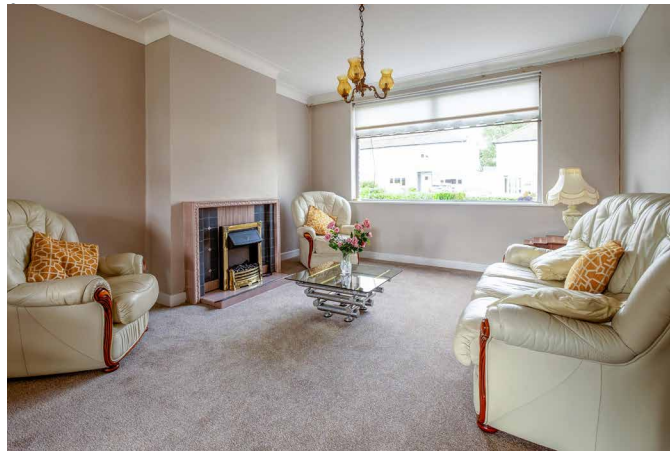
There are a wide range of sporting and recreational amenities closeby including Kilmacud Crokes, Glenalbyn Tennis Club Leopardstown Racecourse, Westwood Sports and Leisure Club, Raw Gym , all weather GAA and football pitches and the M50, LUAS and bus routes and are all easily accessible.

Airfield Estate gardens, farm and café is nearby.



## FEATURES

- Bright, well proportioned accommodation c. 123 Sq.M (1, 324 Sq.Ft)
- Fitted blinds, curtains and fitted kitchen appliances are included in the sale
- Fully fitted kitchen with range of fitted appliances
- Luxuriously appointed wet room with quality sanitary ware
- Oil Fired Central Heating
- Aluminum double glazed windows
- Phonewatch Digital Security Alarm System
- Potential to extend garage and/or attic, subject to Planning Permission, if required
- Mature, well stocked gardens with a high degree of privacy and seclusion
- Enviaible convenient location close to Stillorgan Village, Sandyford Business Park, Dundrum Town Centre, LUAS and M50



## ACCOMMODATION

**Porch Entrance:** 2.01m x 1.96m, hardwood entrance door with leaded inset, ceramic tiled floor, feature brick arch and sliding entrance door to

**Reception Hallway:** 4.39m x 2.09m, with ceiling coving, telephone point, carpet, Siemens heating control panel, carpet, understairs storage and door to

### LIVING/DINING ROOM:

**Living Area:** 4.07m x 3.77m, with feature tiled fireplace with electric fire, ceiling coving, carpet and window overlooking front garden

**Dining Area:** 4.08m x 3.43m, with ceiling coving, carpet, tv point and door to rear garden

**Family Room:** 3.93m x 2.92m, with carpet, alarm control panel and opening to

**Kitchen:** 4.32m x 2.7m, with range of built-in units and worktops, glass fronted display unit with open shelving, stainless steel sink unit, Creda electric oven, Philips fridge freezer, washing machine, Bosch dishwasher, part ceramic tiled walls, ceramic tiled floor, window overlooking rear, door to rear garden

### LIVING/DINING ROOM:

**Bedroom 1:** 3.94m x 3.41m, with range of built-in wardrobes, fitted mirror and shelving, carpet, window overlooking front

**Bedroom 2:** 3.96m x 3.41m, with range of built-in wardrobes, dressing table, mirror and shelving, carpet, window overlooking rear garden

**Bedroom 3:** 3.87m x 2.39m, carpet and En-Suite Shower Room: rain fall shower, wash hand basin, tiled walls and floor

**Bedroom 4:** 2.77m x 2.51m, carpet, window overlooking front

**Bathroom:** with white suite comprising bath, wash hand basin, ceramic tiled walls and floor, shelved hotpress with dual immersion

**WC:** with wc, ceramic tiled floor

**Outside:** Tarmacadamed parking forecourt to front bordered by mature hedging and flowerbeds. Rear garden is laid out in level lawn with well stocked flowerbeds. Concrete built garden store.

**Garage:** 4.78m x 2.48m, with oil fired boiler.

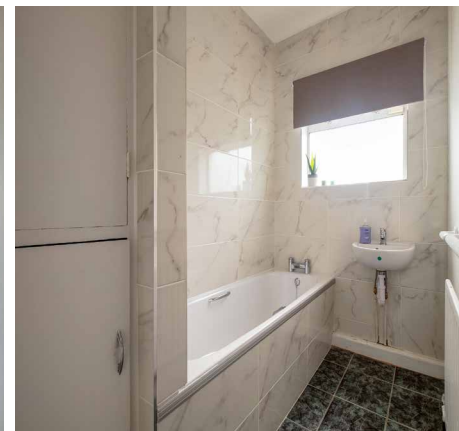
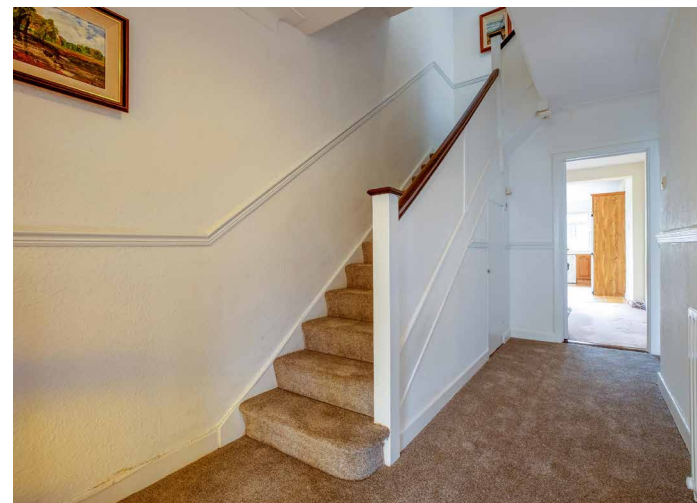
### BER Details:

BER E2

BER No 113194831

Energy Performance Indicator 344.23 kWh/m2/yr

Viewing: By appointment

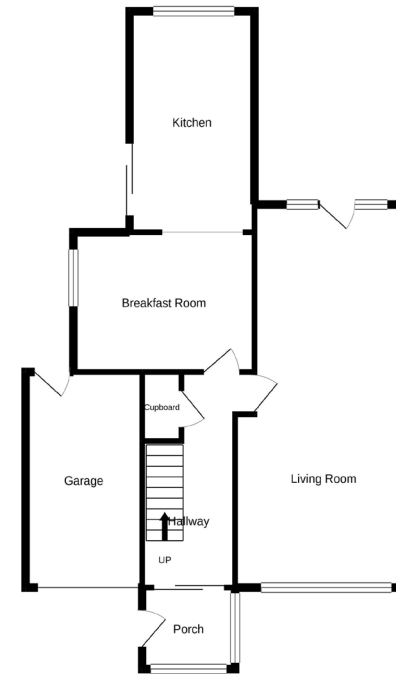


# FOR SALE

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GROUND FLOOR  
76.4 sq.m. (823 sq.ft.) approx.



1ST FLOOR  
58.1 sq.m. (625 sq.ft.) approx.



TOTAL FLOOR AREA: 134.5 sq.m. (1448 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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