



28 Broadford Avenue, Ballinteer, Dublin 16. D16HW58

Beirne
& Wise

For Sale By Private Treaty



No. 28 is a substantial, three bedroom semi-detached home, well situated in this most sought after residential location off Broadford Road. The property has been well-maintained throughout and features mature front and rear gardens with off-street parking. The accommodation is bright and well-proportioned, with large picture windows taking full advantage of the natural light. Extending to 97sq.m approx, it comprises of an entrance porch, hall, living room, dining room and a kitchen/breakfast room downstairs. Upstairs there are three good sized bedrooms and a family bathroom. Solar panels were installed in 2014, and a new gas boiler in 2017. A side access from the front leads to the rear garden, this enjoys a westerly aspect. This is a most popular residential location.

The location is one of convenience, adjacent to a selection of local amenities such as schools including Ballinteer Community School, Wesley College, St. Attracta's NS, Scoil Naithí and Taney are all close by. There is excellent local shopping at Ballinteer, Nutgrove and Dundrum and a short commute to the Sandyford Business District and Carrickmines Retail Park. There is also a variety of leisure/sporting facilities nearby including Marlay Park, Broadford Rovers, Ballinteer St. John's GAA and The Grange Golf Club, whilst St Enda's Park is just a short distance away. Several bus routes service the area, and the M50 is within easy reach, as is the city centre.

Special Features

- Excellent location adjacent to amenities
- Potential to extend (SPP)
- West facing rear garden
- Spacious accommodation; 97sq.m approx.
- Off street parking
- GFCH, solar panels and alarm

Accommodation

PORCH

Sliding doors open to the enclosed porch with tiled floor, and door to the hall

HALL

With an open staircase leading upstairs

LIVING ROOM

4.0m x 3.90m

This is a bright and spacious room with a picture window to the front garden, marble fireplace and hearth. It has double doors leading to the...

DINING ROOM

4.12m x 2.93m

This is a second reception room with a large window overlooking the rear garden, polished wooden floor and a door to the...





KITCHEN/BREAKFAST ROOM

3.41m x 2.75m

The kitchen has a tiled floor fitted in 2023, it features a range of white built in wall and floor units with tiled splashback, extractor fan, stainless steel sink unit, and it is plumbed for a washing machine. A door open out to the rear garden.

UPSTAIRS

LANDING

The staircase leads to the landing with a large window, there is access the attic, and the hot press

BEDROOM ONE

3.74m x 3.66m

This is a generous double bedroom to the front, with laminate flooring fitted in 2023

BEDROOM TWO

3.76m x 3.66m

This is a spacious double bedroom overlooking the rear garden, with built in wardrobes

BEDROOM THREE

2.65m x 2.58m

A single bedroom to the rear aspect, with a built in wardrobe

BATHROOM

This is fully tiles, with a pedestal w.h.b., w.c., and a walk in curved shower unit with glass screen doors and a Hydramax shower

OUTSIDE

The front garden is walled with a lawn bordered with pebbled beds, and there is off-street parking. A side access leads to the mature rear garden (L10m), this is part walled/part fenced, it enjoys the enviable westerly aspect, it is laid out in lawn with pebbled beds, and there is a paved patio. There is a block built garden shed (2.94m x 2.47m), this is ideal storage space

BER

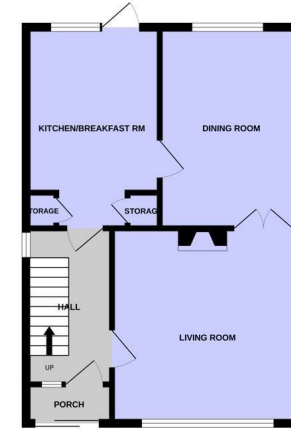
Number: 102142676

Output: 103.74kWh/m2/yr.





GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



Beirne
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