

**77 Lynwood, Dundrum,
Dublin 16, D16 A3Y8**



Enjoying a very convenient location in the heart of Dundrum, and adjacent to a wide range of local amenities, this spacious five bedroomed family home of c.144 sq.m. (c.1,547 sq.ft.) is situated in a small quiet cul de sac setting, and is within a few minutes stroll of Dundrum Village.

Accommodation briefly comprises large entrance porch, entrance hall, guest cloaks, sitting room with fireplace, dining room, kitchen/breakfast room, study/tv room, 5 bedrooms and bathroom. A patio back garden features a side entrance leading to a block built garden shed.

Enjoying a super location in the heart of Dundrum with it's excellent range of amenities, including the LUAS at Dundrum and Balally, Dundrum Town Centre, Dundrum Shopping Centre, Ballinteer and Nutgrove Shopping Centres.

A selection of fine primary and secondary schools are nearby, and there is easy access to Sandyford & Leopardstown business parks, the N11 and the M50 road network.



Porch: 1.88 x 1.73
Large reception porch with ceiling centrepiece.

Hall: 5.05 x 1.39
With coving to ceiling & centrepiece.

Guest Cloaks: 1.87 x 1.35
With w/c & washbasin. Understairs storage press.

Living room: 4.91 x 3.61
With marble fireplace. Coving to ceiling & centrepiece.

Dining room: 3.61 x 3.59
With coving to ceiling & centrepiece.

Kitchen: 4.03 x 3.59
With fitted kitchen units incorporating oven hob & hood.
Plumbed for dishwasher. Walls part tiled. Door to back garden.

Study: 4.68 x 2.38
With ceiling centrepiece.

Bedroom 1: 4.09 x 3.89
With washbasin in vanity unit.

Bedroom 2: 2.65 x 2.56
With built in wardrobe & presses.

Bedroom 3: 3.95 x 2.52
With built in wardrobe & presses.

Bedroom 4: 2.50 x 2.35
With built in wardrobe & presses.

Bedroom 5: 2.98 x 2.57
With built in wardrobe & presses.

Bathroom: 2.50 x 1.84
With bath, shower, w/c & washbasin.

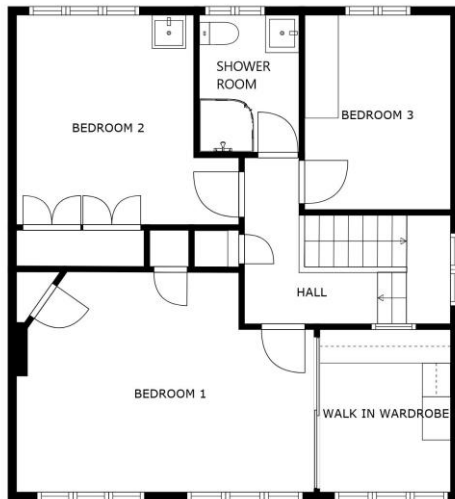
Hot Press





Gross Internal Area:
 c. 144 sq.m.
 (c.1,547 sq.ft.)

B.E.R.:
 D1
 No.113164834
 EPI: 241.49 kWh/m²/yr



*Floorplans for identification only
 – Not to Scale.*



Some Features:

- Mostly PVC double glazed windows
- Gas radiator central heating
- Newly fitted carpets
- Guest Cloaks
- Side entrance
- Block built garden shed
- Entrance gates to driveway
- Private off street parking
- Walled back garden with patio
- Situated in small cul de sac
- Minutes walk to LUAS



Negotiators:
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