



62 College Park Way

Ballinteer Road, Dundrum, Dublin 16 D16 T681

Morrison Estates



For Sale by Private Treaty

An Exceptional 3-Bedroom Semi-Detached Family Home

Welcome to 62 College Park Way, a beautifully presented and recently upgraded three-bedroom semi-detached residence, ideally located in one of South Dublin's most sought-after family neighbourhoods. This turnkey home combines contemporary interiors, generous outdoor space, and an unbeatable location—perfect for modern family living.

The property has just undergone a refresh with newly fitted kitchen and bathrooms and the accommodation on ground floor includes entrance hall, living room to front, double doors link into the newly fitted kitchen and dining area. There is a guest wc off main hallway. Upstairs there are three bedrooms with master bedroom ensuite and main bathroom.

One of the standout features of this home is the large south-facing rear garden extending to over 50ft, offering all-day sunshine. This private outdoor space is perfect for children, entertaining, gardening, or future extension potential (subject to planning permission).

College Park offers a prime South Dublin location combining convenience, connectivity, and lifestyle. Within walking distance of Wesley College and excellent primary schools and just minutes from Dundrum Town Centre, residents enjoy access to top schools, premier shopping, dining, and leisure facilities, including the nearby Marlay Park. The nearby Sandyford Business District is home to many of the world's largest companies, making it ideal for professionals, while excellent transport links – including the M50, LUAS Green Line, and multiple bus routes – provide seamless access across Dublin and beyond.

Don't miss the opportunity to make 62 College Park Way your perfect home!

Features Include:

- Prime location within College Park leading to a cul de sac
- Recently upgraded kitchen and bathrooms
- Well proportioned, bright, spacious accommodation laid out over two levels c. 90 Sq. M. (969 Sq.Ft.)
- Bright, well appointed, open interior with tasteful colour schemes – presented in walk-into condition
- Modern kitchen with a range of integrated kitchen appliances
- Newly fitted timber flooring downstairs and newly fitted

carpets upstairs

- All kitchen appliances included in sale
- Gas Fired Central heating – new Worcester Bosch gas boiler fitted in 2025
- Well appointed bathrooms with quality finishes
- Burglar Alarm system
- Rear garden with superb south easterly facing aspect which is not overlooked and with open vista giving maximum sunlight, with astroturf lawn and decking feature
- Future potential – large rear garden space ideal for extension and attic also offers scope for additional living area
- Situated beside Wesley College
- Close to Marlay Park with its walking trails, playgrounds and weekend markets
- Highly convenient location close to a wide choice of local amenities, Stepside Village, Sandyford Business Park, Dundrum Town Centre, LUAS and the M50

Accommodation:

Entrance Hallway: 5.19m x 1.75m with timber floor, radiator, digital burglar alarm, phone points, pendant lighting and ceiling coving, door to downstairs wc and unstairs storage area

Living Room: 5.19m x 3.29m with timber flooring, radiator, feature modern fireplace with gas fire, window over-looking front aspect, light fitting, ceiling coving, double doors opening to

Kitchen / Dining Area: 5.17m x 3.43m with newly fitted kitchen with a range of built in kitchen units and a range of kitchen appliances, integrated dishwasher and integrated fridge freezer, extractor fan, tiled backsplash, timber flooring, pendant lighting, window overlooking garden, sliding door to rear garden

Guest WC: comprising wc and wash hand basin, timber floor, window to side

Understairs storage area

UPSTAIRS THERE ARE THREE BEDROOMS:

Stairs to large landing area with window to side

Master Bedroom: 4.28m x 3.18m with window overlooking rear

mountain aspect, carpet floors, range of built in wardrobes and door to

En-Suite Shower Room: 1.98m x 1.43m with newly fitted shower, wc, whb with built in vanity unit and mirror over, ceramic tiled walls, ceramic tiled floor, window to rear

Bedroom 2: 3.28m x 2.86m with range of built-in wardrobes, carpet floor and window overlooking front aspect

Bedroom 3: 2.77m x 2.27m with built in wardrobe, carpet floor and window overlooking front

Bathroom: 2.04m x 1.96m with white suite comprising a corner bath feature with telephone shower over, wc, whb with built in vanity unit and mirror over, ceramic tiled walls and floor, window to side

Shelved Hotpress with dual immersion

Attic door access

Outside:

To front, there is off street parking and front lawn area. Gated side passage to the rear and to a superb secluded extensive south facing garden which is set out in lawn with walled gardens and mature trees at rear.

Why This Home Stands Out

62 College Park Way offers the perfect balance of style, space, and location. With its recent upgrades, sunny garden, and proximity to some of Dublin's best schools and amenities, this property represents a rare opportunity to acquire a quality family home in walk-in condition.

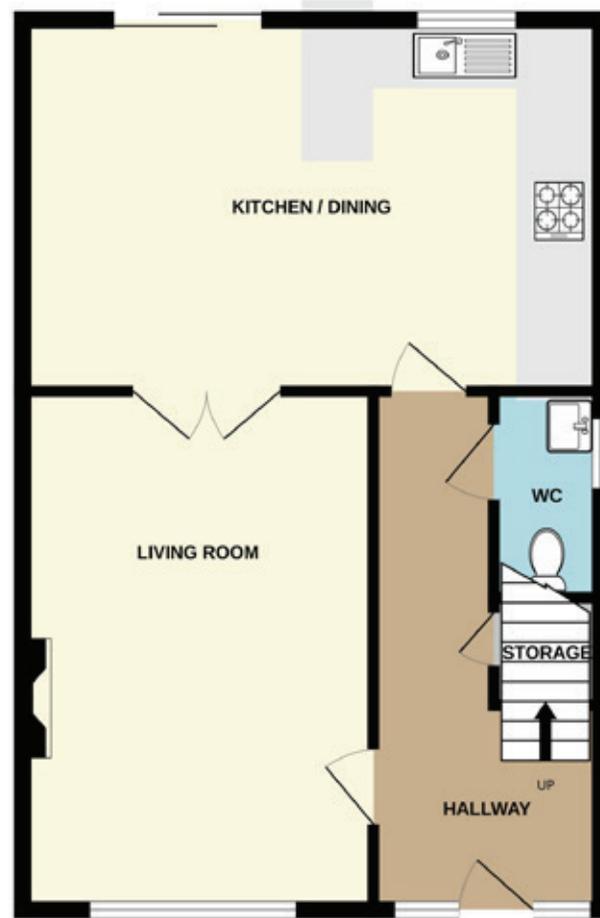
Viewing is Highly Recommended

This is a home that truly must be seen to be appreciated. Whether you are upsizing, downsizing or rightsizing, this home is ideal for anyone seeking a premium South Dublin address with modern comforts and long-term appeal.

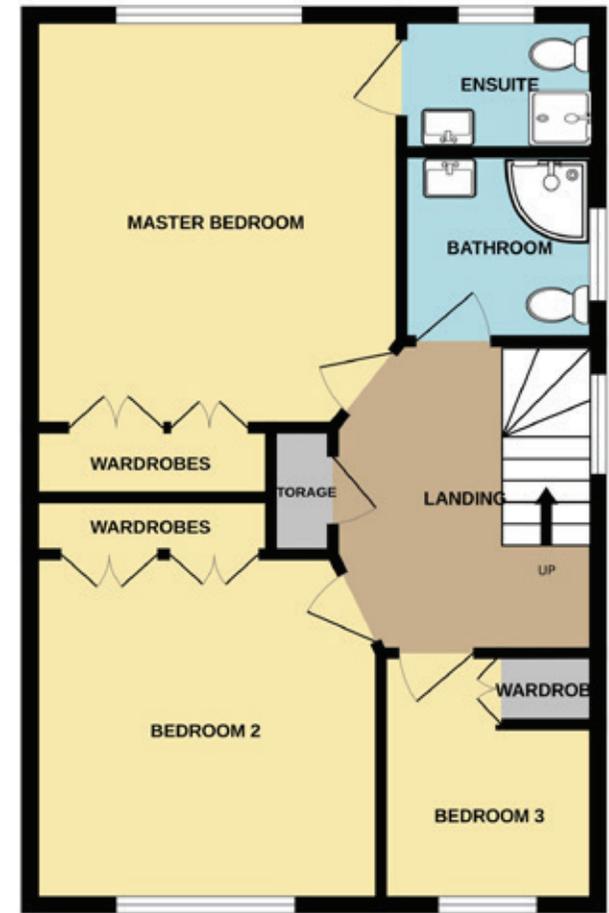




GROUND FLOOR



1ST FLOOR



Viewing: By prior appointment

BER: C3

BER Number: 119049484

EPI: 221.42 kWh/m²/yr

BER C3

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