



7 Ballyogan Court, Carrickmines, Dublin 18, D18 P9R6

82 m² / 883 ft²



DOUGLAS NEWMAN GOOD
DNG

7 Ballyogan Court, Carrickmines, Dublin 18, D18 P9R6

Welcome to 7 Ballyogan Court! Ideally positioned in this quiet cul de sac location is where you will find this beautifully presented three bed end of terrace family home.

This stunning home has been lovingly maintained by its current owners and this can be clearly seen from the personal touches that have been added over the years. Walking into this home you will be immediately struck by the sense of light and space with excellent proportions throughout.

Accommodation extends to approx 82 sq m / 883 sq ft. and comprises of entrance hall, living room, kitchen / dining room and guest w/c. Upstairs you will find two double bedrooms and a generous sized single room. A spacious shower room completes the accommodation on this level. To the rear is a large low maintenance sunny rear garden with gated side entrance. There is the added benefit of an outdoor shed which provides ample storage space. There is private parking to the front and lots of on street parking in the area.

The location of this property just couldn't be better. It's in a quiet family friendly cul-de-sac location within minutes walk of the Ballyogan LUAS stop. Key shopping centres such as The Park, Carrickmines, Dunnes, Leopardstown Valley and Dundrum town centre are within minutes drive. Great local schools include the Gael Scoil Shliabh Rua, Our lady of the Wayside and Stepside Educate Together. Early viewing is recommended to appreciate what this wonderful home has to offer.

Accommodation

Entrance Hall: 4.87 x 1.80

With tiled floor, alarm panel, eaves storage & guest w/c

Living Room: 3.92 x 3.49

Large, bright room with tiled floor & gas fire

Kitchen: 2.59 x 1.95

Overlooking sunny rear garden. Tiled floor, fitted wall and floor units, tiled splashback, plumbed for INDESIT dishwasher, oven, hob & extractor fan, stainless steel sink unit

Dining Room: 3.51 x 3.48

Overlooking sunny rear garden. Tiled floor & plumbed for Samsung fridge freezer.

Guest w/c: 1.42 x 0.81

With w/c, wash hand basin, tiled floor & tiled surround.

Landing: 2.73 x 1.93

With access to attic.

Bedroom 1: 3.43 x 3.38

Large double bedroom with tiled floor & fitted sliding wardrobes overlooking sunny rear garden.

Bedroom 2: 3.96 x 3.38

Large double bedroom to the front, tiled floor.

Bed 3: 2.94 x 2.38

Generous sized room to the front with tiled floor & fitted wardrobes.

Shower room: 1.75 x 2.08

With walk in shower, Triton T90xi shower, tiled floor, w/c, wash hand basin, tiled surround, fitted shelves, heated towel & recessed lighting

Garden - Low maintenance large sunny rear garden with a selection of shrubs & plants. Barna shed, Outdoor shed plumbed for washing machine with ample storage. Gated side entrance.

**Note: Light fittings not included in the sale.*

Features

- End of terrace 3 bed family home
- In excellent condition throughout
- Large low maintenance sunny rear garden
- Gated side entrance
- Private parking

- 12 minute walk to Ballyogan LUAS station
- 12 minute walk to Gaelscoil Shliabh Rua & Stepside Educate Together
- Family friendly cul-de-sac location

BER: D1 BER No. 105258321

EPI: 50.44 kWh/m²/yr



View By Appointment
Asking Price: €295,000

DNG Stillorgan

18 Lwr Kilmacud Road, Stillorgan, Co. Dublin
T: 01 283 2700 | E: stillorgan@dng.ie

Negotiator: Louise Kennedy
086 027 2375

PSL 002049

DOUGLAS NEWMAN GOOD
DNG



For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email info@gmc.ie.

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.