

we'll take you home

vincent  
**FINNEGAN**

For Sale by Private Treaty  
**€745,000**

27 Balally Drive, Dundrum, Dublin 16

Situated in the heart of Dundrum within minutes walk of Dundrum Village, this most attractive semi-detached bungalow, built c. 1952, is sure to impress. Features include a private south west facing garden, gas fired central heating, attic and garage conversion.

The property has been extended, beautifully maintained and is in excellent decorative order throughout. Accommodation briefly comprises: porch, hallway, living room, kitchen/dining room, family room, two bedrooms, bathroom, attic level and office/garage conversion. There are lawned gardens to the front and rear of the property with off street parking for c. 3 cars.

Viewing is highly recommended.



TELEPHONE: 01 298 4695

[www.finnegan.ie](http://www.finnegan.ie)

## FEATURES

- SEMI-DETACHED BUNGALOW • BUILT C. 1952 • EXTENDED, MODERNISED AND UPDATED THROUGHOUT
- PRIVATE SOUTH WEST FACING REAR GARDEN • DOUBLE GLAZED WINDOWS • EXCELLENT DECORATIVE ORDER • GAS FIRED CENTRAL HEATING
- OFF STREET PARKING FOR 3 CARS • LOCATED IN A POPULAR RESIDENTIAL AREA • CONVENIENT TO LOCAL AMENITIES
- BALALLY LUAS ON THE DOORSTEP (7 MINS WALK)

## DETAILS OF ACCOMMODATION

**ENTRANCE PORCH:** (c. 1.58m x 1.54m)

**HALLWAY:** (c. 4.85m x 4.07m max.) Roller blind, recessed lighting.

**LIVING ROOM:** (c. 5.00m x 4.66m max.) Cast iron open fireplace with timber surround, roller blind, attractive coving.

**BEDROOM ONE:** (c. 5.07m x 3.54m max.) Velux window, roller blind, recessed lighting, coving.

**EN SUITE:** Electric shower, wc, pedestal whb, heated towel rail, fully tiled walls and floor.

**BEDROOM TWO:** (c. 3.91m x 3.54m) roller blind, carpet.

**UTILITY:** (c. 3.71m x 1.46m) Fitted wall and base units, coving, recessed lighting, tiled floor, double doors to rear garden.

**BATHROOM:** (c. 2.38m x 1.77m) Bath with shower screen, wc, pedestal whb, extractor fan, heated towel rail, fully tiled walls and floor.

**KITCHEN/DINING ROOM:** (c. 5.93m x 3.11m max.) Fully fitted modern kitchen with comprehensive range of wall and base units, tiled splash-back, roller blinds, recess lighting, double doors to rear garden.

**FAMILY ROOM:** (c. 4.68m x 2.79m) Vaulted ceiling with two Velux windows, roller

blinds, recess lighting, double doors to rear garden.

**ATTIC LEVEL:**

**LANDING:** (c. 6.48m x 1.34m) Timber flooring, recess lighting.

**ATTIC:** (c. 4.83m x 2.96m) Velux window, recessed lighting, carpet.

**OUTSIDE**

**OFFICE/GARAGE CONVERSION:** Floored with electricity and internet, housing gas boiler.

Private landscaped southwest facing lawned rear garden with sandstone patio, timber decking, timber shed, garden tap, side access.

Front driveway parking for three cars, landscaped with gravel.

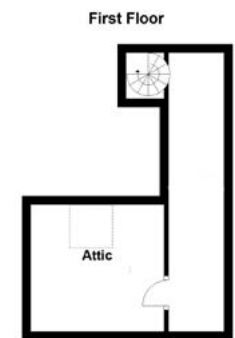
**BER:** F

**ASKING PRICE:** €745,000

**NEGOTIATOR:** Robert Finnegan  
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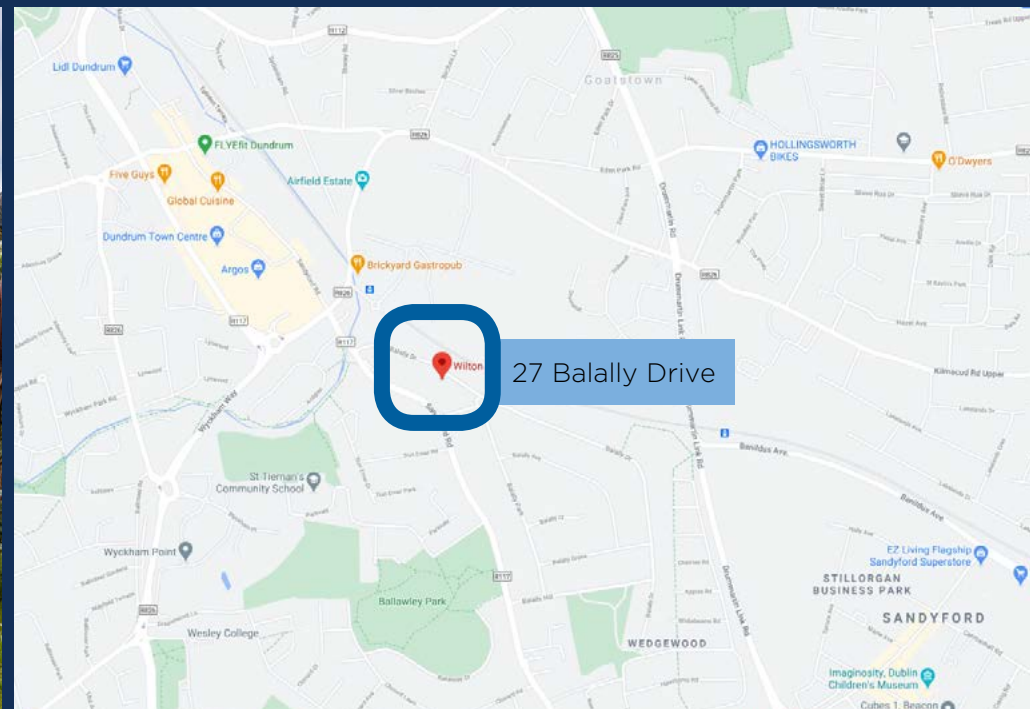




Plans not to scale, for identification purposes only







The transport links are second to none with the LUAS Balally stop on the doorstep plus the M50 and local bus routes to the City Centre within easy reach. The location is greatly enhanced by the Dundrum Town Centre, providing a large range of shops, restaurants, bars and cinema (Movies @ Dundrum), the Mill Theatre, VHI Swiftcare and Airfield Park. There are excellent schools nearby, including Wesley College, Mount Anville, Our Lady's Grove, Notre Dame Girl's School and Holy Cross, Taney and Scoil Naithi National Schools. UCD Belfield is also within close proximity and there are numerous cycle lanes allowing swift access.

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Dundrum,  
Dublin 14.

8 Anglesea Buildings,  
Upper Georges Street,  
Dun Laoghaire, Co Dublin.

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