



8 Frankfort Court, Dundrum, Dublin 14 D14 WK81 **BER C3**





A very well presented modern three storey three bed roomed home with a lovely bright interior which is finished to a high specification throughout and features a west facing landscaped rear garden which enjoys privacy and all set out within a private and very upmarket cul de sac location of Frankfort Court located off Dundrum Road within walking distance of the LUAS and Dundrum Town Centre with its wide range of international retail stores, cinema, restaurants and bars. The perfect home, in the perfect location.

Accommodation briefly comprises over three levels a spacious layout to include large entrance hall, living room to rear, kitchen diner to front, guest wc., 3 double bedrooms, two bedrooms with ensuites and main bathroom/shower room, as well as additional attic storage area. A really well designed property suitable for everyone.

There is a wide choice of educational establishments in the vicinity which include University College Dublin, Wesley College, Taney National School, Alexandra College and Notre Dame Girls School. Sandyford Business Region, Central Park and the Beacon Hospital, Hotel and Beacon Shopping Centre are a short drive away. There is a choice of sporting and recreational amenities nearby which include Meadowbrook Leisure Centre with a swimming pool, gym, squash and courts and all weather pitches, Balally Park and Marley Park which offers woodland walks, a public golf course and a selection of recreational amenities within its 300 acres. Airfield House and Estate are close by with a 38 acre working farm, gardens, play areas and café and restaurant. The Dundrum LUAS is a stroll away and there is a regular bus

FEATURES INCLUDE

- Bright, well proportioned accommodation c. 96 Sq. M (1,033 Sq. Ft)
- Absolutely turn key, pristine condition and ready to move in
- Fitted carpets, curtains, light fittings and built-in kitchen appliances namely oven with hob, extractor fan, dishwasher, fridge/freezer, washer/dryer included in the sale
- Gas Fired Central heating
- Fully fitted kitchen with integrated appliances
- Hardwood double glazed windows throughout
- Off street parking and additional visitor parking spaces
- Easily managed private landscaped garden with west facing aspect
- Meticulously maintained grounds within this upmarket development
- Convenient location close to the LUAS, M50, Dundrum Town Centre and easily accessible to the City Centre

ACCOMMODATION

Reception Hallway:

5.79m x 1.78m with hardwood panelled entrance door with glass panelling either side, oak flooring, ceiling coving, digital burglar alarm panel, under stairs storage.

Living Room:

4.17m x 3.45m with feature sandstone fireplace, fitted coal effect gas fire, oak flooring, television point, recessed lighting, ceiling coving and double doors to patio and rear garden.



Kitchen 4.45m x 2.61m with an extensive range of built-in units and worktops, oven, gas hob, microwave, extractor fan, washing machine, dishwasher, fridge/freezer, stainless steel sink unit, mosaic tiled splashback, window overlooking front, recessed lighting, Glowworm gas fired boiler.

Guest WC 1.43m x .8m with wc, wash hand basin, ceramic tiled floor, extractor fan.

FIRST FLOOR

Bedroom 1 3.92m x 2.85m, with range of built-in wardrobes and drawers, part mirror backed wardrobe doors, carpet and door to En-Suite bathroom with open outlook over rear garden.

En- Suite Bathroom 2.63m x 1.48m with white suite comprising bath with telephone shower, wash hand basin, wc, part ceramic tiled walls and floor, strip lighting and shaver socket.

Bedroom 2 3.2m x 2.6m with range of built-in wardrobes, carpet, picture window with open outlook over front area.

Shower Room 1.7m x 1.62m with fully tiled step-in shower, wash hand basin, wc, ceramic tiled floor, strip lighting and shaver socket.

SECOND FLOOR

Master Bedroom 4.5m x 3.38m, with range of built-in wardrobes, carpet, recessed lighting, telephone point, picture window with feature open outlook towards Dublin mountains'.

En-Suite Shower Room 1.75m x 1m with fully tiled step-in shower, Mira electric shower, wash hand basin, wc, ceramic tiled floor, strip lighting and shaver socket.

Landing with feature skylight and attic access. Walk-In Eaves Storage Area. Hot Press with dual immersion.

OUTSIDE Cobblelock parking to front bordered by wrought iron fencing. Patio area to rear leading to landscaped planted garden area. Feature high wall provides a high degree of privacy and seclusion. External security lighting. Timber garden shed.

BER DETAILS BER: C3 BER Number: 104208616 E.P.I: 209.76 kWh/m2/yr

MANAGEMENT AGENTS Cuala Property Management Ltd

ANNUAL SERVICE CHARGE €710.00

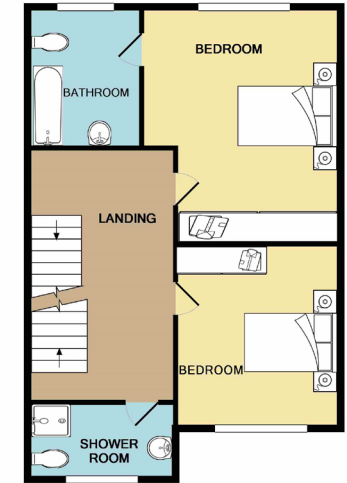
VIEWING: BY PRIOR APPOINTMENT

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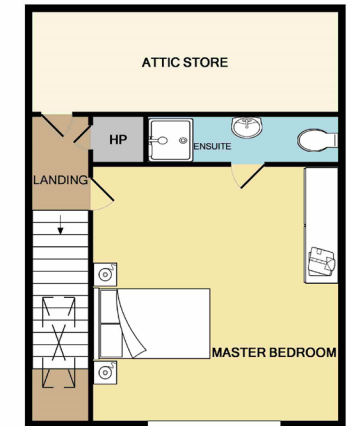




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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