

For Sale By Private Treaty



Kilmore

45 Parkvale, Sandyford Road,
Dundrum, Dublin 16



5 Bedroom Detached House
c.360sq.m. / 3,875sq.ft.



FINNEGAN
Menton



Description:

Kilmore is a spacious red brick detached family residence offering generous accommodation (approx. 360sq.m. / 3,875sq.ft.) with large mature gardens conveniently located at the end of a quiet cul de sac. Two very large reception rooms ideal for entertaining, plus a superb kitchen cum breakfast room fully equipped very suited for today's modern lifestyle with two dining rooms and big lounge / study. There are 5 good sized bedrooms with 5 bathrooms and is ideal for larger families. For every day practical use, it has everything, a detached garage, outside storerooms, great privacy in the garden and a lovely roof terrace & balcony.

This home was built by the original Parkvale builder as a house for his family and it is the largest house in the Parkvale estate and has been built and maintained to a very high standard on a fantastic large corner site of c.915sq.m. / 10,000sq.ft. allowing space for two detached garages, big driveway, lawn and patio areas.

This home has had a number of upgrades since last purchased in 2012 to include the following:

- The central heating system was recently upgraded to a high efficiency gas system with combi boiler (this system is state of the art and means no water tank in the attic and no requirement for a hot water cylinder as water is heated on demand).
- Completely repainted throughout.
- New high quality oakwood floor in the living room and sitting room and new carpets and timber floors in all bedrooms and landings.
- Two new bathroom ensuites added to bring the total bathrooms to 5 (three ensuite, family bathroom and ground floor guest wc).
- Cavity insulation throughout the house to improve heat retention.
- Balcony on the first floor was tanked for damp proofing and dressed with gravel.
- New luxury dressing room put in place of bedroom 5, this spacious room has a 10 press wardrobe with centre island dressing table.
- Lounge / Study room has built in book cases and timber floor.

Location:

The location is perfect within 10 minutes walk to Dundrum Town Centre and Luas not to mention a bus stop outside the door. The magnificent Ballaley Park is just around the corner and Parkvale is ideally situated in one of the most sought after locations in South Dublin with Dundrum Town centre and the Luas Balally platform on your doorstep together with easy access to the M50.

There are a wide variety of local amenities to include shops, bars, restaurants, schools and public transport close by. This area is well serviced by an excellent chose of schools including: Wesley College, Notre Dame, De La Salle Churchtown, St. Tiernan's and St. Belinda's whilst Alexandra College, Muckcross and Gonzaga are also accessible on the Luas Line. Recreational amenities within the immediate area include Marley and Ballaley Park and the scenic walks of the Dublin mountains along with numerous golf and sporting Clubs.

Accommodation:

Floor Area: c.360sq.m. / 3,875sq.ft.

Ground Floor

Entrance Porch

c.2.34m x 1.52m

Timber floor, double level coat rack.

Entrance Hall

c.6.34m x 2.36m

Coving & centre rose, carpet, under stairs storage press, phonewatch alarm system, visual intercom, Heatmiser thermostat control.

Guest WC

c.2.05m x 2.65m

White bathroom suite comprising wc, whb, shower, wall & floor tiling, chrome towel radiator, coving, recessed lighting.

Sitting Room

c.4.82m x 5.90m

Bay window, decorative brick fireplace with gas fire inset with high quality brass surround. Coving and centre rose, solid oak timber floor, tv point.

Lounge / Study

c.6.03m x 5.13m

Solid oak timber floor, tv point, coving & centre rose, double door to garden, built in book cases and storage units.

Living Room

c.5.16m x 5.46m

Marble fireplace with gas fire inset, carpeted, coving & centre rose, bay window, wall lighting, dual archway to dining room.

Dining Room

c.5.47m x 3.70m

Coving and centre rose, carpeted, two separate doors to kitchen, double doors to patio area.

Kitchen / Breakfast Area

c.7.01m x 4.12m

Maple Shaker kitchen units with breakfast counter and four breakfast bar stools, coving & centre rose, maple timber floor, large sliding door. Huge amount of kitchen storage with over 30 presses in total, floor tiled in kitchen area, splash back wall tiling. All appliances included, Zanussi double oven, Neff extractor fan, Ariston and ring gas hob, Electrolux fridge freezer, Neff microwave, Bosch dishwasher, Zanussi washing machine, door to patio area recessed lighting.

Dining Area / Conservatory

c.3.94m x 3.93m

Maple wood floor, large patio door to garden, patio door to patio area, coving, recessed lighting, intercom to front door.



First Floor

Bedroom 1

c.2.98m x 4.27m

Fitted wardrobe, carpet.

Ensuite

c.1.70m x 1.53m

White suite comprising wc, whb, shower, wall and floor tiling.

Bedroom 2

c.3.31m x 3.48m

Fitted wardrobe, timber floor, dressing area.

Ensuite

c.1.57m x 1.72m

New wall and floor tiling, suite comprising wc, whb, shower, chrome towel radiator, extractor fan, storage unit under sink, mirror.

Bedroom 3

c.4.31m x 3.13m

Fitted wardrobes, door to roof terrace, timber floor.

Bedroom 4

c.3.75m x 4.22m

Fitted wardrobes, carpeted, door to roof terrace.

Bathroom

c.1.62m x 4.26m

Large bathroom suite comprising wc, his and hers sinks, large corner bath, Mira electric shower with glass door, complete wall and floor tiling, pair of towel radiators, two vanity mirror presses.

Bedroom 5 (Master Bedroom Suite)

c.3.03m x 4.22m

Coving, door to roof terrace, tv point, carpeted.

Dressing Room

c.4.28m x 3.66m

Newly fitted dressing room with 10 door wardrobe, centre dressing table and storage drawers, timber floor, bay window. This was previously a bedroom and is very large.

Ensuite

c.2.33m x 2.09m

Cream bathroom suite comprising Jacuzzi bath, wc, whb, power shower, glass shower door, complete wall and floor tiling, recessed lighting.

Landing Area

c.5.79m x 3.43m

Built in storage presses, new carpet, very large landing area.



Garden:

Front Garden: Castlestone driveway with parking for 4 / 5 cars, variety of shrubs, trees and plants. 2 outside taps.
 Rear Garden: c.20.7m x 20m. Westerly aspect. Bordered by belt of mature trees, large lawn, patios. Outside wc, bin store, outside lighting. Variety of shrubs. Side garden with millstone fountain. Patio area with new timber fence around lawn area.
 Garage / Store Room: 7.47m x 2.82m red brick detached building.



Features:

- Large 5 bedroom family home extending to 360 sq.m. / 3,875 sq.ft
- Large site area of 915sq.m. / 10,000sq.ft.
- Beside Luas, Dundrum and Ballaley Park.
- Solid Mahogany doors and architraves.
- Two red brick detached garages.
- Full red brick construction.
- Luxury bathroom fittings.
- Multiple T.V. and telephone points.
- “Senator” double glazed windows and doors in mahogany finish.
- Phonewatch alarm system.
- 10 minute walk to Dundrum and Luas.
- Roof terrace access off from 3 bedrooms.
- New dual zone gas heating system with combi boiler.
- 5 reception rooms, 5 bedrooms and 5 bathrooms.
- House renovated in 2013.





Directions:

Coming from Dundrum proceed south along Sandyford Road for less than ¼ mile, take right turn after roundabout into Parkvale and first right leads down to Number 45 at the end of the cul de sac.

BER:

B.E.R.: C2 178.06kWh/m2/yr
B.E.R. Number: 104830542

Heating:

Gas fired central heating.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900
Email: gburrell@finneganmenton.ie

Price:

On Application.



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission 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. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by www.evolutionvisuals.com