

For Sale By Private Treaty



Mount Oval, 9 Woodley Road

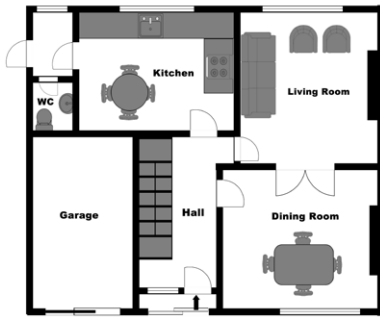
**Dun Laoghaire,
Co. Dublin**

BER C3

3 Bedroom Semi-Detached House
c.120sq.m. / 1,290sq.ft.



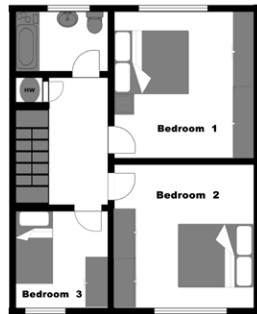
**FINNEGAN
Menton**



Ground Floor



Not to scale.
For identification purposes only.



First Floor

Description:

Finnegan Menton is delighted to present Mount Oval, 9 Woodley Road to the open market. A fine 3 bedroom semi detached family home of c.120sq.m. (1,290sq.ft.) which presents bright and spacious accommodation throughout comprising an entrance hall with understairs storage, dining room interconnecting the living room which overlooks the south easterly facing rear garden, kitchen area and utility room with downstairs wc, 3 bedrooms, bathroom and large garage to the front.

This property has excellent opportunity to extend (subject to Planning Permission) with the advantage of being able to convert the attic space in order to provide additional accommodation.



Location:

Mount Oval is conveniently located in the quiet suburb of Cabinteely with a host of services and amenities on its door step including the village of Cabinteely and all it has to offer as well as the busy town centres of Killiney, Dun Laoghaire and Foxrock just a stroll away. The property has the advantage of being located next to Our Lady of Good Counsel National School. The N11 provides easy access to the City Centre and the Dublin bus corridor enhances the additional service to the Public transport with the DART and Luas line within walking distances.

Features:

- South east facing rear garden.
- Situated in a quiet estate.
- Option to extend the rear garden and convert the attic area (subject to PP)
- Gas fired Central Heating
- Side access to south east facing rear garden.
- Satellite for TV – wired for tv upstairs and downstairs.
- Private driveway.
- Barna Storage Shed.
- Downstairs toilet.
- Large Garage.
- Phone watch alarm.
- Day and night electricity meters.
- Outside tap.
- Ladder access to Attic Storage.
- External Lighting and Electric Sockets.

Floor Area: c.120sq.m. / 1,290sq.ft.

Ground Floor

Entrance Hall

c.4.63m x 1.91m

Eircom Phonewatch alarm, understairs storage area, smoke detector.

Living Room

c.3.57m x 4.46m

Window overlooking south easterly facing rear garden, Large room with gas fired fireplace.

Kitchen

c.4.00m x 3.04m

Window overlooking rear garden, Ariston 4 ring electric cooker, Whirlpool washing machine, wall and floor mounted kitchen units, laminate flooring.

Dining Room

c.4.01m x 3.52m

To front, carpet flooring, solid fuel fire, interconnected door to living area.

First Floor

Bedroom 1 (Rear)

c.3.59m x 4.47m

Window overlooking rear garden, large double room, carpet flooring, fitted wardrobes.

Bedroom 2 (Front)

c.3.41m x 3.58m

overlooking front garden, large double room, fitted wardrobes, carpet.

Bedroom 3 (Front)

c.2.54m x 2.55m

Single room, fitted wardrobes, carpet.

Bathroom

c.2.36m x 1.67m

Bath, wc, whb.

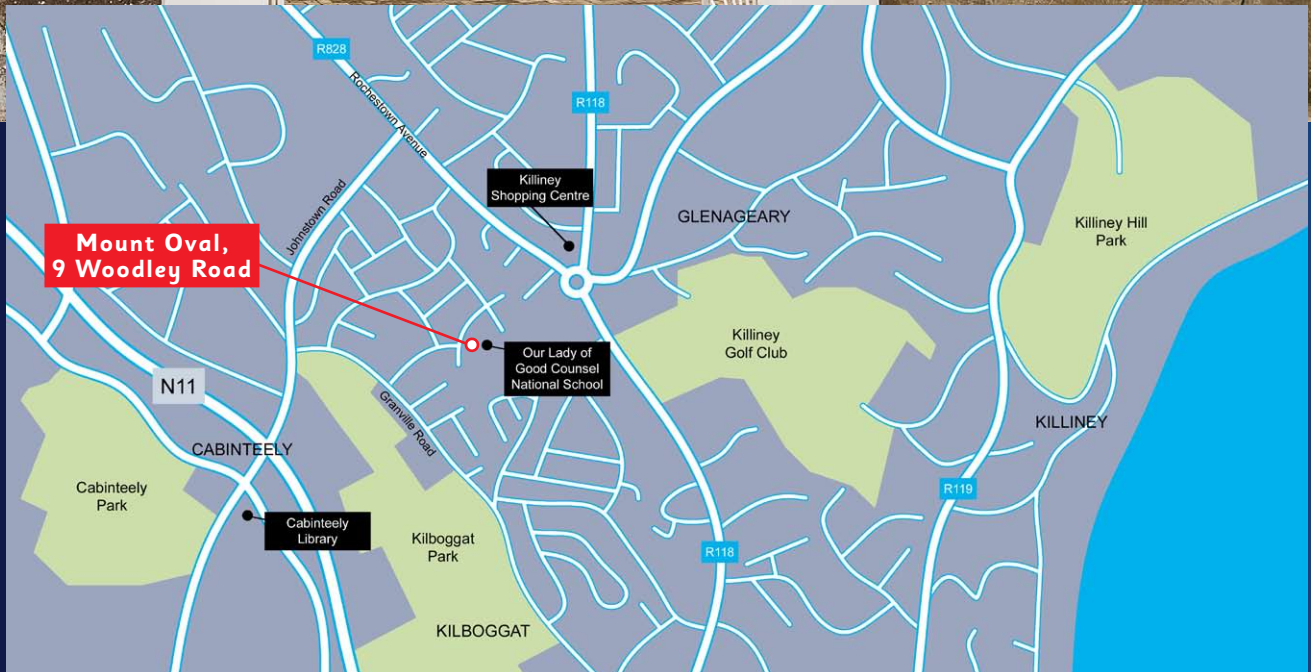
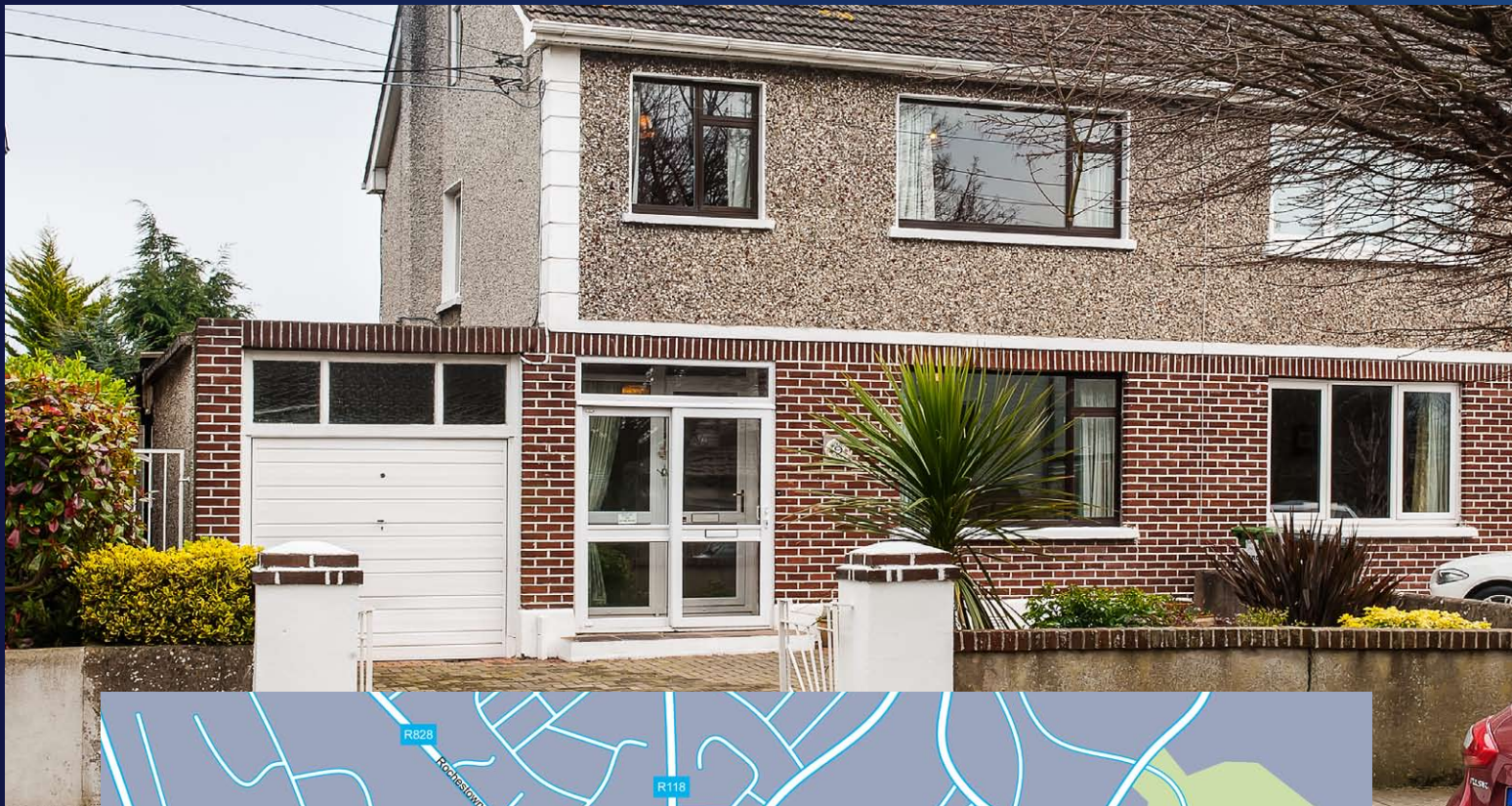
Hotpress

With gas fired boiler and storage.

Outside

The property boasts a 20 meter rear garden with a sunny south east facing orientation with the benefit of not being directly overlooked. Off street parking to the front with private driveway which would accommodate two cars. A garage to the front with side access to the rear garden.





Heating:

Gas fired central heating.

Car Parking:

Driveway space for 2 cars.

BER:

B.E.R.: C3 219.94kWh/m2/yr
B.E.R. Number: 107296147

Viewing:

By appointment only with sole agents Finnegan Menton
Contact David Rowe or Glenn Burrell on 01 614 7900

Price:

On Application.



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