

For Sale By Private Treaty



25 Doonsalla Park

**Dun Laoghaire,
Dublin 18**

BER C2

4 Bedroom Semi Detached Family Home in Pristine Condition

c.140sq.m. / 1,506sq.ft.



**FINNEGAN
Menton**



Description:

Fantastic 4 bedroom semi detached family home in pristine condition extending to c.140sq.m. / c.1,500sq.ft. with a single storey conservatory and also large detached single storey store in the rear garden. The current owners are downsizing and have enjoyed many happy years in the property and have had everything possible done to this wonderful home.

25 Doonsalla Park has a large driveway, with a wide side entrance suitable for a car with a double gate and a long rear garden c.17 metres long with a nice lawn area, a vegetable patch and large timber decked area to the rear.



Location:

Doonsalla Park is just off Granville Road and beside Johnstown Boys and Girls National School. Granville Road is just off Johnstown Road and close to N11. Doonsalla Park is directly beside Kilbogget Park.

Features:

- Beside Kilbogget Park and just off the N11.
- Detached single storey store built in garden with planning.
- Four double bedrooms.
- Wide side entrance c.2.7m (suitable for cars)
- Extremely long rear garden.
- Extra electric sockets in all rooms.
- uPVC double glazed windows throughout (2010).
- Driveway for 4 cars.
- External security lighting.
- Large decked area to the rear.
- Dublin Bus routes include 7, 59 and 84.
- uPVC fascia and soffits.
- Complete home security system installed and maintained by React electrical and alarms ltd included in the sale.
- This hi-tech system includes 5 exterior cameras and 1 interior camera and 2 monitors.
- Two minutes walk to Kilbogget Park.
- High quality timber doors throughout.
- Vokera high efficiency gas boiler.
- Directly beside Johnstown Boys and Girls National School.

Floor Area: c.140sq.m. / 1,506sq.ft.

Entrance Hall

c.4.73m x 1.06m

Marble Travertine tiled floor, React High security alarm system panel, coving, recessed lighting, heating control panel, brushed chrome light fittings.

Living Room

c.3.49m x 5.38m

Light beech coloured timber floor, coving, UPC tv point, Oak and marble open fireplace, coving, 6 x surround sound Sony speakers and bass box included. Recessed LED lighting.

Study / Playroom

c.4.35m x 2.26m

Light beech coloured timber floor, tv point, telephone point, 6 x Sony surround sound speakers and bass box included. Coving, recessed LED lighting, switch for 2 outdoor sockets & Christmas lights included.

Kitchen

c.5.36m x 3.51m

Luxury Hi-gloss cream coloured kitchen units by QK Living with breakfast counter island. Granite countertop and island with 3 high chairs, included. Appliances included are Zanussi 4 ring electric hob, Faber stainless steel extractor hood, Fisher & Paykel stainless steel fridge freezer, Fisher & Paykel stainless steel double drawer luxury dishwasher, Neff built in microwave and Neff built in electric cooker all included and in perfect working order. Lots of storage in this Kitchen there are 18 presses in total. Coving, recessed lighting in kitchen and spot lights in dining room, telephone point, intercom to the front door, side entrance door to garden, brushed chrome sockets and light fitting.

Dining Area

c.3.50m x 3.12m

Marble Travertine tiled floor, coving, spot lights, double door to conservatory, USB charging points.

Conservatory

c.4.00m x 2.98m

Terracotta tiled floor, tv point, patio door to decked area and gardens.

Bedroom 1 (Back Left)

c.3.35m x 2.27m

Timber floor, fitted wardrobes, double bedroom, recessed lighting.

Bedroom 2 (Back Right)

c.3.96m x 2.70m

Timber floor, fitted wardrobes, double bedroom, tv point, recessed lighting.

Bathroom

c.2.27m x 1.96m

White bathroom suite comprising wc, whb, shower with Triton T90xr electric shower, glass and chrome shower door, chrome towel radiator, chrome sanitary ware fittings and taps, Complete wall and floor tiling, recessed lighting.



Bedroom 3 (Master)

c.3.40m x 3.90m

Large double bedroom, timber floor, recently installed fitted wardrobes with 6 doors, tv & telephone points, intercom to main door. Recessed lighting. USB charging points.

Ensuite

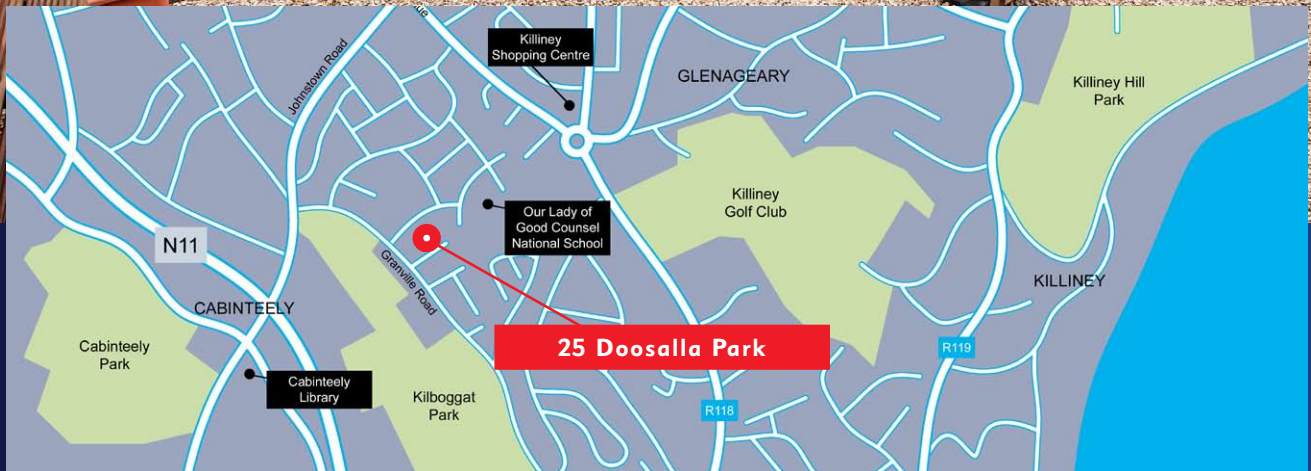
c.2.65m x 0.87m

White suite comprising wc, whb, Mira power shower with glass shower door, splash back wall tiling, recessed lighting.

Bedroom 4 (Front Right)

c.2.65m x 2.67m

Double bedroom, slide mirror wardrobe.



Storage:

Attic has excellent storage, partially floored, a Stira fold down stairs, Attic is fully insulated and there is a light in it.

Rear Garden:

c.17m x 8.5m - Extremely long and wide rear garden. Deck included and garden shed included, grass area, pebble area to the rear of garden. Blue LED garden lights in the herb garden.

Detached Store:

c.3.52m x c.2.85m - Laminate floor, telephone point, intercom, separate alarm, high ceiling, recessed lighting.
 c.2.40m x c.2.85m - Terracotta tiled floor, sink and presses. Bathroom has wc, whb and shower tray.
 c.4.78m x c.2.84m - Laminate floor, gas combi boiler for heating the store, tv point.

Heating:

Natural gas fired central heating.

Outside:

Detached single storey store, entrance to the side, timber deck to rear.

BER:

B.E.R.: C2 189.36kWh/m²/yr
 B.E.R. Number: 107466195

Viewing:

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

Price:

On Application.



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

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