

For Sale By Private Treaty



11 Parkvale

Dundrum, Dublin 14



5 Bedroom Redbrick Detached House
c.255sq.m. / 2,420sq.ft.



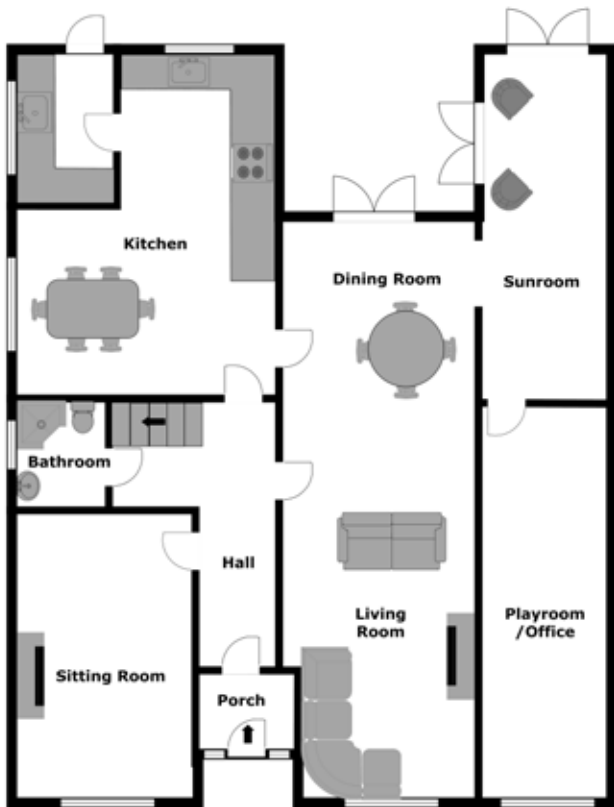
FINNEGAN
Menton

Description:



Luxury redbrick 5 bedroom detached house in excellent decoration condition throughout extending to c.225sq.m. (c.2,420sq.ft.) facing directly onto Ballawley Park of very generous family accommodation including entrance porch, entrance hall, sitting room, open plan living and dining room area, kitchen & breakfast area, utility room, sunroom, office / playroom, four double bedrooms and three bathrooms, Attic is floored.

There is a large first floor balcony terrace off the master bedroom in addition to the generous ensuite and fitted slide robe. The house has been recently repainted in Farrow and Ball paint colours and has high quality fixtures and fittings throughout including hand painted kitchen units, quality timber floors, all curtains, carpets, blinds and light fittings included in the sale as are all the kitchen and utility room electrical appliances.



Ground Floor



First Floor



Not to scale
For identification
purposes only

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 Ballawley 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 choice of schools including : Wesley College, Notre Dame, De La Salle Churchtown, St. Tiernan's and St. Benildus College whilst Alexandra College, Muckcross and Gonzaga are also accessible on the Luas Line. Recreational amenities within the immediate area include Marley and Ballawley Park and the scenic walks of the Dublin mountains along with numerous golf and sporting Clubs.

Floor Area: c.255sq.m. / 2,420sq.ft.

Ground Floor

Entrance Porch c.1.82m x 1.54m

Oak timber floor, alarm point, coat hangers.

Entrance Hall c.4.80m x 2.74m

Oak timber floors, Siemens thermostat control panel, smoke alarm.

Sitting Room / Bed 5 c.5.10m x 3.10m

Open marble fireplace, oak wood floor, coving and centre rose, tv point, currently used as bedroom.

Bathroom c.1.74m x 1.93m

Under stairs bathroom with wc & whb, shower and storage press.

Kitchen / Breakfast Area

Breakfast Area: c.3.32m x 4.55m

Kitchen Area: c.3.02m x 2.61m

Country style solid wood kitchen units with integrated appliances to include, Hotpoint double cooker, Smeg 4 ring electric hob, Electrolux dishwasher, Neff fridge freezer, recessed lighting & wall lighting, marble counter top with double stainless steel Franke kitchen sinks with mixer top, smoke alarm, large terracotta coloured floor tiles, country style kitchen dresser is included in the sale.

Utility Room c.2.68m x 1.77m

Generous utility room with maple Shaker style timber cabinets, Panasonic washing machine and Zanussi dryer included in the sale, back door, tiled floor.

Living Room / Dining Room

c.4.00m x 10.60m

Very large open plan dining and living room area, ideal for entertaining and modern living with two zones, one with large dining table and lounge area with sofas. Painted in Farrow & Ball French grey. Solid oak timber floor, marble open fireplace, tv point, timber radiator cabinets included, double doors to garden.

Sunroom

c.2.34m x 6.60m

Solid Oak timber floor, tv point, 2 double doors to the garden, spectacular glass lantern roof light, recessed lights, glass walls to the side give extra light.

Playroom / Office

c.2.35m x 6.95m

Spacious office or playroom with carpet & tv point.

First Floor

Bedroom 1

c.3.37m x 2.78m

Double bedroom, carpet, fitted wardrobes.

Bedroom 2 c.2.72m x 3.42m

Double bedroom, carpet, fitted wardrobes.



Bedroom 3

c.3.44m x 3.91m

Double bedroom, carpet, fitted wardrobes.

Bedroom 4 (Master Bedroom)

c.5.13m x 3.94m

Large double bedroom, tv & telephone points, double windows looking onto Ballaley Park, door to roof terrace, large sliding robes with mirror door.

Ensuite

c.1.37m x 2.60m

Large ensuite shower room comprising wc, whb, shower with Mira Excel power shower with glass shower door, complete wall tiling and bathroom vanity cabinet.

Storage

Large attic space with Stira folding ladder and attic floored.

Bathroom

c.2.30m x 1.84m

High quality bathroom suite comprising wc, whb, bath, with Aqualisa power shower, chrome towel rail, wall & floor tiling, chrome bathroom fittings, recessed lighting, mirror and shelf.



Features:

- Large 5 bedroom detached family home.
- Beside Luas, Dundrum and Ballawley Park.
- Facing south onto a large green area.
- Perfect “walk in” condition.
- 10 minute walk to Dundrum and Luas.
- High quality extension added in 2007.
- Beside St. Tiernan’s Community School.
- Entire house has been completely repainted.
- 5 bedrooms, 4 reception rooms, 3 bathrooms.
- South facing roof terrace off master bedroom suite.
- Excellent unobstructed park view.
- Small cul de sac of only 5 houses.
- Driveway and garden.
- Small exclusive estate of redbrick detached houses.

Directions:

Coming from Dundrum proceed south along Sandyford Road for less than ¼ mile, take right turn into Parkvale estate and follow the road around to No. 11, property is sign posted.

BER:

B.E.R.: C2 190.78kWh/m2/yr
B.E.R. Number: 108444159

Heating:

Oil central heating.

Price:

On Application.

Viewing:

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



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