



14 Clonard Park, Dundrum, Dublin 16, D16PX78

Beirne
& Wise

14 Clonard Park, Dundrum, Dublin 16, D16PX78

For Sale By Private Treaty

No. 14 Clonard Park is a spacious, four bedroom, semi-detached family home with a garage, off street parking to the front, and a secluded rear garden with the enviable south/westerly aspect. Built in the mid 1970's, Clonard Park is a mature residential location with tree lined roads within easy access of a host of amenities. No. 14 is a fine property with rooms of generous proportions, and large windows maximising on the available daylight. It has been well maintained by the current owners, and there is potential to extend to the rear, or indeed convert the garage (subject to the relevant planning permission). The accommodation comprises of a porch, hall, two interconnecting reception rooms, a kitchen/breakfast room, and a guest W.C. downstairs. Upstairs, there are three double bedrooms, a spacious single bedroom and a bathroom. The attic is floored and houses the boiler. The property has a BER rating of C1. The front garden with cobble lock driveway provides off street parking, and leads to the garage and pedestrian access to the private south/west facing rear garden.

The location is superb; within minutes of all the amenities the Dundrum Town Centre has to offer, the Irish Management Institute, Sandyford Business Park, the Beacon Hospital and DLR Meadowbrook Leisure Centre. There is easy access to the north and south exits for the M50. The Luas stops at Balally and Kilmacud and the 44 bus route on Sandyford Road, the 114 bus route on Blackthorn Drive and the 74 and 14 bus routes on Ballinbeer Road. There is a selection of well-established junior and senior schools nearby; these include Wesley College, Saint Tiernan's, Saint Olaf's NS, Scoil Naithí (Ballinbeer) and Gaelscoil Thaobh na Coille (Stepaside). There is a choice of parks; Ballawley Park, Airfield, Marley Park, and Fernhill Park.



Special Features

- Spacious accommodation with potential to extend
- GFCH, Climote, remote controlled central heating system
- Convenient location within walking distance of many amenities
- Floor area 118 sq.m (excluding the garage 13sq.m)
- South/west facing rear garden

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

PORCH

2.21m x 1.46m

With tiled floor, recessed lights and beech wood doors with glass panels opening into the hall

HALL

4.20m x 2.69m

Inviting hall with semi-solid wooden floor, it leads to the downstairs accommodation

LIVING ROOM

4.77m x 3.85m

A large bright room with picture window to the front access. It features polished hardwood floors, and a stone fireplace with tiled hearth and natural fire. There is an archway leading to the dining room

DINING ROOM

3.56m x 3.43m

Overlooking the rear garden; this is a well-proportioned room with a low level window, and polished hardwood floors. A door leads to the kitchen/breakfast room

KITCHEN/BREAKFAST ROOM

4.50m x 3.10m

This is a modern fitted kitchen with tiled floor and ample room for dining, there is a range of cream floor and wall mounted units, fridge freezer, a cooker with a double oven and hob, and an extractor fan overhead

GUEST W.C.

This room is fully tiled with w.c. and a w.h.b. set in a vanity unit. It houses the washing machine and dryer

FIRST FLOOR

LANDING

The hot press is located on the landing

BEDROOM ONE

4.12m x 3.39m

This is the principal bedroom to the rear aspect, with laminate floor and a built in closet

SHOWER ROOM

With tiled floor and walls, there is a walk in tiled shower cubicle with a w.h.b. set in a vanity unit, a w.c. and built in storage



BEDROOM TWO

3.54m x 3.39m

A good size double bedroom to the front aspect, with a built in closet. There is access to the attic via a pull down ladder, and the boiler is located in the attic

BEDROOM THREE

3.24m x 2.86m

A double bedroom to the rear

BEDROOM FOUR

3.25m x 2.35m

A generous single bedroom to the front, with laminate floor, and a range of wall shelves

OUTSIDE

GARAGE

5.24m x 2.47m

With up and over garage door to the front, and there is access from the rear garden also

GARDENS

The front garden with boundary hedges, is designed with ease of maintenance in mind; it is paved with generous off street parking. The south west facing rear garden (L16m x W9m approx.) is walled with hedges, it is not overlooked and is an absolute sun trap. There are three apple trees (two eaters/one Bramley), and a large bay tree. Again, easily maintained with a mature lawn, and a paved patio perfect for outdoor dining

BER

BER No. 102569217

Output: 158.55kWh/m²/yr.



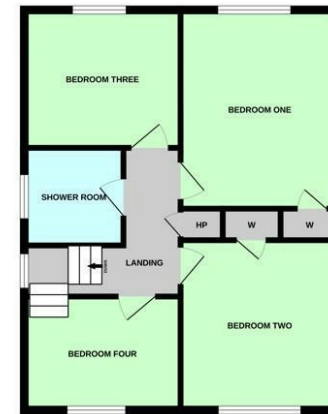




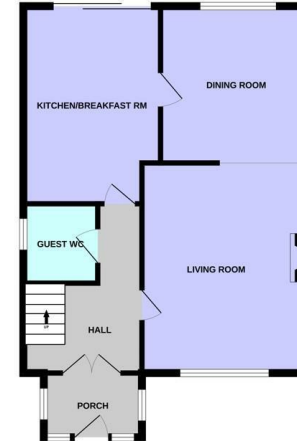


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1ST FLOOR



GROUND FLOOR



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