



106 Clonard Drive, Dundrum, Dublin 16 D16KR12

Beirne  
& Wise

## For Sale By Private Treaty



No. 106 Clonard Drive is a very 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, and stunning views to Wesley grounds and the Dublin mountains. Built in the mid 1970's, Clonard is a mature residential location with tree lined roads within easy access of a host of amenities. No. 106 is a fine property with rooms of generous proportions, and large windows maximising on the available daylight. 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 four double bedrooms, and a bathroom. There is an integral garage. The front garden is laid out in lawn and the driveway provides off street parking, there is access to the garage, and pedestrian side 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 Ballinteer 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 (Ballinteer) and Gaelscoil Thaobh na Coille (Stepaside). There is a choice of parks; Ballawley Park, Airfield, Marley Park, and Fernhill Park.

## Special Features

- Bright and spacious accommodation with potential to extend
- South/West facing rear garden
- GFCH
- Floor area 140 sq.m (including the garage)
- Convenient location within walking distance of many amenities



## Accommodation

### PORCH

With tiled floor, and double doors opening into the hall

### HALL

Inviting hall, it leads to the downstairs accommodation, and there is access to the garage

### LIVING ROOM

4.96m x 3.65m

A large bright room with picture window to the front aspect. It features a marble fireplace with tiled hearth and gas fire. There is an archway leading to the dining room

### DINING ROOM

3.65m x 3.64m

With views of the mountains and overlooking the rear garden; this is a well-proportioned room with a low level window. A door leads to the kitchen/breakfast room.

### KITCHEN/BREAKFASTROOM

3.82m x 3.60m

With low level window overlooking the rear gardens, this is a fitted kitchen with tiled floor and ample room for dining, there is a range of floor and wall mounted units with tiled splashback, fridge freezer, cooker with oven and hob, and an extractor fan overhead, dishwasher and washing machine. A door opens out to the garden



#### GUEST W.C.

With w.c. and a w.h.b. set in a vanity unit

#### FIRST FLOOR

#### LANDING

The hot press is located on the landing. There is access to the attic

#### BEDROOM ONE

4.27m x 3.91m

This is the principal bedroom to the front aspect, with built in closet and Sliderobe wardrobes

#### BEDROOM TWO

3.91m x 3.64m

A good size double bedroom to the rear aspect, with a built in closet.

#### BEDROOM THREE

3.67m x 2.43m

A double bedroom to the rear

#### BEDROOM FOUR

3.61m x 3.05m

A double bedroom to the front

#### BATHROOM

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

#### GARAGE

4.76m x 2.26m

With up and over garage door to the front, and a door to the internal hall

#### GARDENS

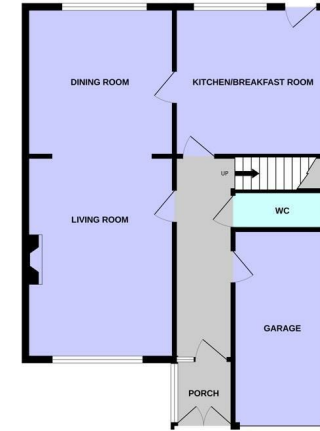
The front garden with boundary hedges, features a lawn and off street parking. The gated side access leads to the south/west facing rear garden (L16m), this laid out in lawn and bounded by walls and hedges, it is not overlooked and is perfect for outdoor dining, and enjoys views over the grounds of Wesley College and the Dublin Mountains

#### BER

BER No. 111418497

Output: 286.13 kWh/m<sup>2</sup>/yr.





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