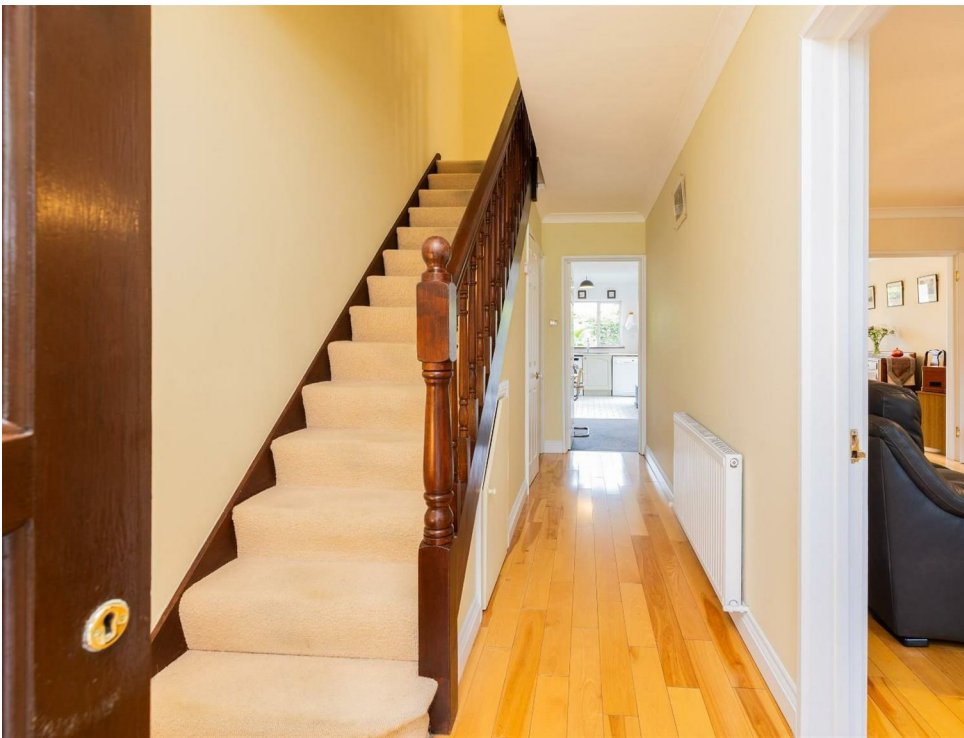




11 College Park Way, Dublin 16, D16R2T8

Beirne
& Wise



11 College Park Way, Dublin 16, D16R2T8

For Sale By Private Treaty

No. 11 College Park Way enjoying a quiet cul de sac location is a spacious, four bedroom, semi-detached home with off street parking to the front and a secluded rear garden. Built in 1990/1991 College Park is a well-established residential area with tree lined roads and easy access to a host of amenities. Number 11 is a fine property with a red brick façade and bay windows overlooking an open landscaped, green area and mountain views. The property has been well maintained by the current owners. The accommodation extends to 109sq.m, and comprises of an entrance hall, two interconnecting reception rooms, a kitchen/breakfast room, and a guest W.C. downstairs. Upstairs, there are two double bedrooms (1 en-suite), two spacious single bedrooms and a bathroom. The attic (23sq.m) has been converted into a large space ideal for a range of uses, with built in storage, additional shelving and further storage in the eaves. Special features include the Canadian solid wood flooring in the hall, living and dining room, the BER rating is C2 with an A rated boiler, a new cylinder and a 3 zone Climote system, which may be operated remotely. All windows are double glazed. The front garden has a gated entrance, a cobble lock driveway and additional gravel area. Side access leads to the private rear garden.

The location is superb; within minutes of all the amenities of Dundrum Town Centre, Ballin-teer S. C., the Beacon S.C. and Sandyford Business Park. There is easy access to the north and south exits for the M50. The Luas stops at Balally and bus routes include the 14, 16, S8 and 74. There is a selection of well-established junior and senior schools nearby; these include Wesley College, St. Tiernan's C. S., St. Raphaela's, St. Benildus, St. Attracta's N.S., Taney N.S., Ballin-teer Educate Together and more, as well as easy access to UCD. There is a choice of parks; Ballawley Park, Marlay Park and Airfield Farm.



Special Features

- Spacious four bedroom semi-detached home
- Converted attic 23sq.m
- Off street parking for 2/3 cars
- Exterior and interior painted in 2023
- Access to a range of public transport options nearby and the M50 motorway
- Floor area 109 sq.m
- GFCH, A rated boiler and 3 zone Climote system
- Front and rear gardens with gated side passage
- Beautiful aspect to the front overlooking a large green
- Situated within a short distance of schools, shopping and other amenities

View

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





Accommodation

HALL

5.25m x 1.77m

Inviting hall with ceiling coving, Canadian wood floor, and under stairs storage. The hot press is accessed off the hall.

LIVING ROOM

5.22m x 3.50m

A large bright room with a bay window to the front aspect. It features ceiling coving, wood flooring continued from the hall and feature marble fireplace with a gas fire. Double doors open to the dining room.

DINING ROOM

3.80m x 2.87m

Sliding doors open out to the rear garden; this is a well-proportioned room with ceiling coming and flooring continued from the living room. A door leads to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

5.88m x 2.47m

With ample room for dining, there is a range of floor and wall mounted cupboards with tiled splashback, oven, hob, extractor fan, fridge freezer, washing/dryer machine and dishwasher. A door opens out to the patio and rear garden.

GUEST W.C.

W.C. and W.H.B.

FIRST FLOOR

The staircase with open balustrade leads upstairs

LANDING

There is access to the attic via a bespoke, pull-down stairs.

BEDROOM ONE

3.38m x 3.37m

This is the principal bedroom with a bay window overlooking the open green and the mountains to the front aspect, with fitted wardrobes and storage. Door to ensuite.

ENSUITE

This is fully tiled with a w.h.b. set in a vanity unit with mirror overhead, w.c., walk in tiled shower unit with Mira shower, and a heated towel rail.

BEDROOM TWO

3.84m x 3.40m

A good size double bedroom to the rear aspect with built in wardrobes.



BEDROOM THREE

3.84m x 2.08m

A large single bedroom to the rear.

BEDROOM FOUR

3.38m x 2.11m

A single bedroom to the front, with built in wardrobes.

BATHROOM

With fully tiled floor and walls, bath with hand shower, w.c., w.h.b. with wall mirror and wall cabinet.

CONVERTED ATTIC

5.57m x 4.1m

Ceiling with recessed lights and two large Velux roof windows, pine wooden floor, wall to wall fitted shelving on two walls, built in cabinetry and access to storage in the eaves

GARDENS

The walled front garden with signature planting along the boundaries comprises a cobble lock driveway offering off street parking. A gated side access leads to the inviting rear garden, which is not overlooked. There is a paved patio perfect for outdoor dining, a lawn area and a garden shed.

BER

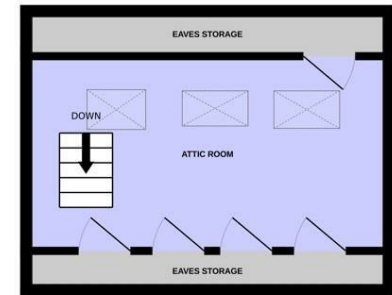
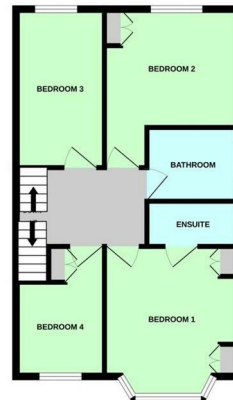
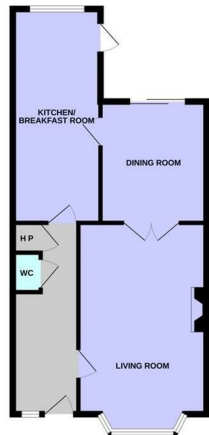
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Output: 180.79 kWh/m²/yr









These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

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