



23 Kingston Grove, Ballinteer, D16N240

Beirne
& Wise



This exceptionally well-maintained semi-detached home (158sq.m) is now available for its first letting. Boasting four spacious bedrooms, this property is perfect for families seeking comfort and style in this sought after South Dublin location. The interior has been thoughtfully designed with quality furnishings, creating a modern and inviting atmosphere throughout.

Situated in a quiet cul-de-sac, the house overlooks a green area, providing a peaceful retreat from the hustle and bustle of daily life. The location is particularly advantageous, as it is conveniently close to local schools and transport links, making it an ideal choice for those who value accessibility and community. The abundance of primary and secondary schools along with numerous sports clubs in the local area is ideal for families. Residents enjoy close proximity to Marlay Park which is just a 10-minute walk away and boasts extensive scenic walking paths, playgrounds, sporting facilities and a bustling weekend market.

Excellent transport links, such as the nearby LUAS Green Line and several bus routes including the 16, 74 and S8 are within short walking-distance and offer convenient access to the city centre, airport and coastline, amongst others. Quick access to the M50 provides further connectivity to the surrounding areas. The nearby Ballinteer Shopping Centre, and the extensive amenities of Dundrum Town Centre, provide convenient shopping, social and entertainment opportunities which further enhance the appeal of this desirable address.

Features

- FIRST LETTING
- 3 DOUBLE BEDROOMS, 1 SINGLE BEDROOM
- 3 RECEPTION ROOM
- QUIET AND ESTABLISHED NEIGHBOURHOOD
- ALARM
- HIGH SPEC INTERIOR AND FURNISHINGS
- 2 BATHROOMS
- SOUTH FACING REAR GARDEN
- GAS FIRE CENTRAL HEATING
- OFF STREET PARKING

Accommodation

HALL

Smart entrance hall with clever understairs storage. Oak flooring.

LIVING/DINING ROOM

Interconnecting reception rooms with oak flooring. The living area features a fireplace with a gas fire inset.

FAMILY ROOM/T.V. ROOM

With large corner sofa, ideal for cosy nights in. Oak flooring.

KITCHEN/BREAKFAST ROOM

Stylish and contemporary high gloss kitchen with black marble work tops. Top of the range appliances including a Neff oven, microwave and plate warming drawer. Large fridge freezer, dishwasher and washer/ dryer. Convenient breakfast bar, tiled floor and recessed ceiling spotlighting. French patio doors open to the rear garden.





FIRST FLOOR LANDING

MAIN BEDROOM
Very generous master bedroom with with windows to both front and side.

WALK IN CLOSET
Wall to wall hanging rails.

ENSUITE
Contemporary bathroom with W.C.. wash hand basin pedestal and shower. Stylish tiling.

BEDROOM 2
Large double bedroom to the front with built in mirrored sliderobes.

BEDROOM 3
Large double bedroom overlooking the rear garden. Built in wardrobes.

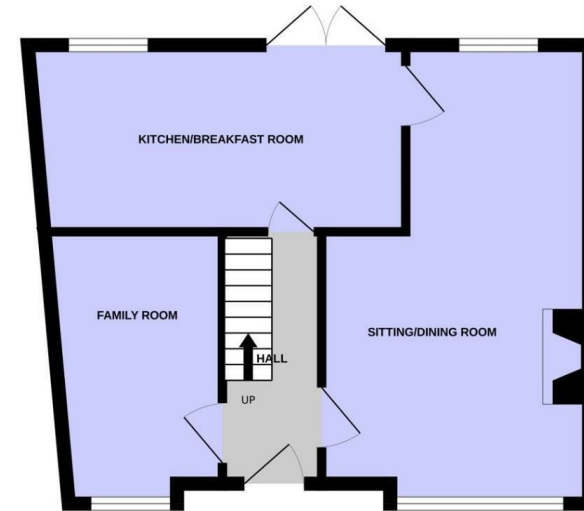
BEDROOM 4
Singled bedroom with mirrored sliberobes.

BATHROOM
Fully tied with bath with overhead shower fittings, W.C. and wash hand basin. Heated towel rail.

OUTSIDE
To the front there is off street parking for 2 cars. The rear garden is split level and includes a sunny patio area, ideal for BBQ's and out door dining. Steps lead to a larger lawned garden with colourful perimeter planting. There is also a garden shed.

BER
Ber No. 118341817
Output. 194.12 kWh/m²/yr





**Beirne
& Wise**

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