



71 Broadford Rise, Ballinteer, Dublin 16, D16NY98

Beirne
& Wise

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***** ON VIEW This Saturday 1st November - 10am to 10.30am *****

Situated in one of the most sought-after and well-established residential areas on Dublin's Southside, this extended four-bedroom semi-detached home in Broadfield Rise, Ballinteer, presents a wonderful opportunity for those seeking a spacious family home with scope for further enhancement.

Built in the early 1970s, the property extends to a generous 150 sq.m. and comprises an entrance porch, spacious hallway, guest W.C., living/dining room, family room/home office, fitted kitchen, and breakfast room. Upstairs, there are four well-proportioned bedrooms and a family bathroom.

To the front, the house benefits from ample off-street parking, while a side pedestrian access leads to a private, south-facing rear garden designed for low maintenance.

The location offers an exceptional range of sporting, leisure, retail, and educational amenities. Just a short stroll from the renowned Marlay Park and nestled at the foothills of the Dublin Mountains, residents can enjoy multiple GAA, soccer, golf, and hockey facilities, as well as the DLR Meadowbrook Leisure Centre with its swimming pool and sports centre.

For shopping and entertainment, the property is within walking distance of Ballinteer House & Shopping Centre, while Dundrum Town Centre, Rathfarnham, and Nutgrove Shopping Centre are all within easy reach, offering an extensive choice of retail, dining, and leisure options.

A wide selection of excellent schools serve the area, including Our Lady's National School, Ballinteer Community School, St. Columba's College, St. Attracta's, and Wesley College, among others.

Transport links are superb, with the Luas, numerous Dublin Bus routes, and the M50 motorway all easily accessible.

Features

- Extended Four bedroom semi-detached house
- 150sqm accommodation
- Gas heating system
- Off Street Parking
- South facing rear gardens
- Ballinteer shopping centre and Marlay Park close by

View

Strictly by appointment with the selling agents Beirne & Wise,







Accommodation

PORCH

Tiled floor.

HALLWAY

Spacious hall with stairs to first floor. Tiled floor.

GUEST W.C.

Wash hand basin and W.C. Tiled floor, window to the side aspect.

LIVING/DINING ROOM

3.82m x 8.20m

Bright and spacious double reception room. Fireplace with stove. Double doors to the rear garden. Window to the front aspect. Polished timber floors.

FAMILY ROOM

2.28m x 4.72m

Versatile room, ideal as a T.V. room, playroom or home office. Polished timber floors, window to the front aspect.

KITCHEN

3.95m x 3.35m

Fitted in a range of wall and floor cupboards with worksurfaces over. Stainless steel sink unit, fitted hob and oven. Plumbed for a washing machine. Tiled floor. Step down to:

BREAKFAST ROOM

3.72m x 2.35m

Tiled floor. Double doors to rear garden.

FIRST FLOOR LANDING

Hot press. Access to attic. Window to the side aspect.

BEDROOM 1

3.98m x 3.82m

Fitted wardrobe. Window to the front aspect.

BEDROOM 2

3.79m x 2.75m

Window to the front aspect.

BEDROOM 3

2.92m x 3.56m

Window to the rear aspect.

BEDROOM 4

2.70m x 3.50m

Fitted wardrobe. Window to the rear aspect.



BATHROOM

Full suite to include Bath with hand held shower. W.C., wash hand basin and separate shower cubicle. Fully tiled walls and floor. Window to the rear aspect.

OUTSIDE

There is ample off street car parking to the front of the property. There is side access to the private rear garden which enjoys a southerly aspect. The garden is low maintenance with gravel and paved patio area. Established trees and shrubs. The boiler press houses a gas boiler serving the heating and hot water systems.

B E R

Ber No. 118720002

Output. 210.15 kWh/m²/yr

BER C3







