



15 Daletree Park, Ballycullen, Dublin 24, D24CD9X

Beirne
& Wise



15 Daletree Park, Ballycullen, Dublin 24, D24CD9X

For Sale By Private Treaty

No. 15 Daletree Park is an impressive semi-detached bungalow overlooking a large green and is well situated in this mature, leafy cul de sac at the foothills of the Dublin mountains. This extremely well presented home of approx. 65 sq.m. (excluding attic), comprises of porch, entrance hall, living room, kitchen/dining, two double bedrooms and bathroom. The spacious attic conversion (25 sq. m. approx.) offers great flexibility and is currently used as an extra bedroom, complete with ensuite bathroom and walk-in-wardrobe. There is further potential to extend into the sunny rear garden if required. (subject to P.P.)

The area is one of great convenience, with easy accessibility to both the Dundrum Town Centre and Tallaght University Hospital. It is also close to an excellent choice of local shopping, including Woodstown Village which is a short stroll away, Lidl Ballycullen, Tesco White Pines and SuperValu Knocklyon which are also close by. Junction 12 of the M50 is just minutes away. Leisure facilities are plentiful with easy access to Marlay Park, St Enda's Park the Hell Fire Club, Masseys Wood, Ballyboden GAA Club and Knocklyon FC. There are established junior and senior schools in the surrounding areas, and the area is also served by the 15 bus route to the City Centre (24hr service), the S6, S8 & 65B.



Special Features

- Spacious well utilised space of approx.. 65 sq. m.
- Potential to extend to the rear (Subject to P.P.)
- Public Transport 15, S6, S8 & 65B.
- Alarm
- Converted attic space with excellent 25 sq. m. approx.
- Close to a large range of amenities.
- GFCH

View

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





Accommodation

HALL

With enclosed porch, a welcoming hall with coved ceiling, recessed downlighters, laminate flooring and access to downstairs storage and hot press. Stairs to attic conversion.

LIVING ROOM

4.07m x 3.57m

There is a bright spacious reception room to the front, with coved ceiling, recessed down lighters, laminate flooring, open shelving and a fireplace with marble surround and timber mantlepiece. There is an enclosed multi-fuel stove providing a focal point for this comfortable room.

KITCHEN / DINING

4.07m x 2.84m

Galley style kitchen with space for dining, tiled flooring, with a range of wall and floor mounted units with tiled splash back, plumbed for washing machine and dishwasher, overhead extractor unit for cooking area and fridge freezer. Access with side door to rear garden.

BEDROOM ONE

3.96m x 2.78m

A spacious double bedroom with built-in wardrobes and laminate flooring, overlooking the rear garden.

BEDROOM TWO

3.05m x 2.78m

Another double bedroom (presently used as home office), with built-in wardrobe, laminate flooring overlooking the rear garden. The boiler is located here.

BATHROOM

Contemporary bathroom suite comprising; bath with tiled surround and electric shower unit, w.c., and vanity w.h.b. with overhead light.

ATTIC LEVEL

ATTIC CONVERSION

4.47m x 2.89m

Adaptable space currently used as an extra bedroom, with twin velux windows, great head room, access to eaves storage area, generous walk-in-wardrobe and

ENSUITE

Partially tiled, with a suite comprising; corner shower cubicle with electric shower unit and screen, pedestal w.h.b and w.c.

WALK-IN-WARDROBE



GARDENS

The enclosed front garden faces a large green area and offers off-street parking. A gated side entrance leads to a delightfully secluded large rear garden (East facing), 23m x 7m approx. with shed. There is great potential to extend (subject to P.P.)

BER

Number : 117823088

Output: 192.96 kWh/m2/yr.

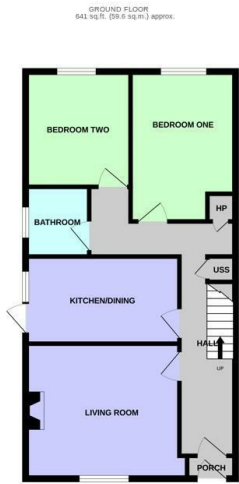
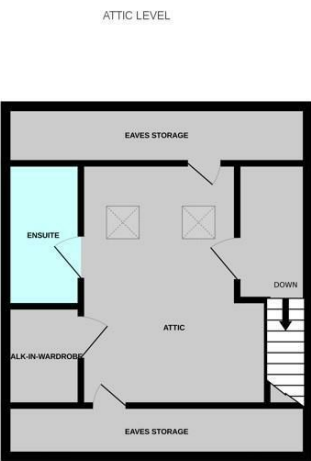








PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. 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.



Beirne
& Wise

Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie