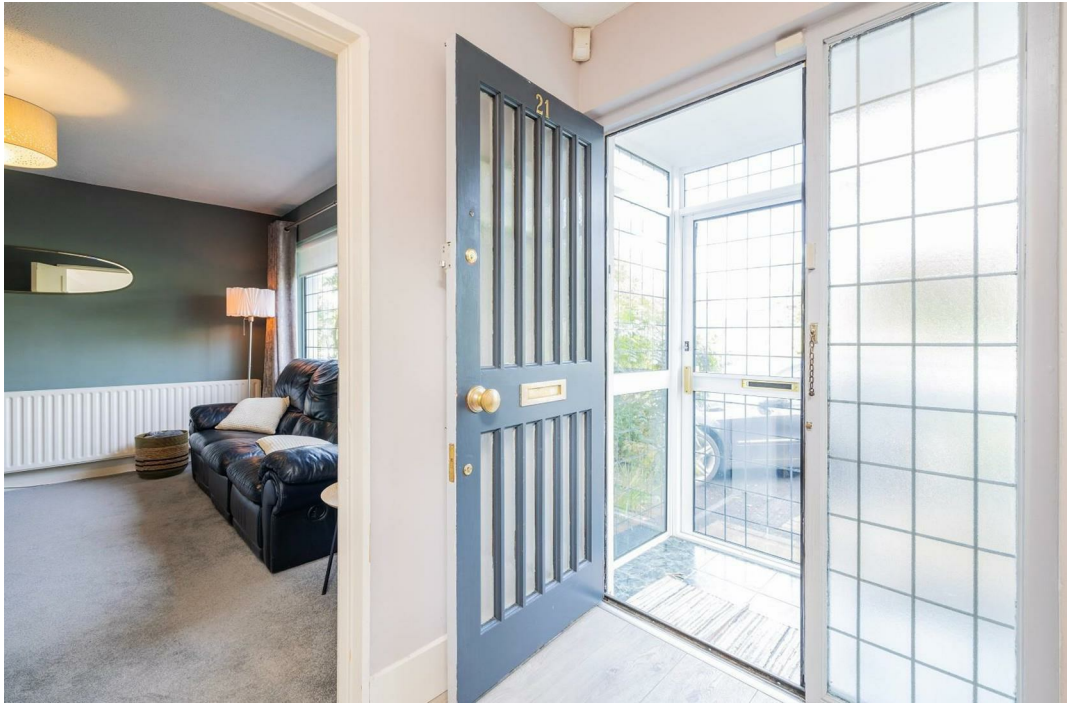21 Clonard Road, Dundrum,  Dublin 16 D16AY71

Beirne & Wise

***6 month let only. Furnished. No pets***

No. 21 Clonard Road is a spacious, four bedroom, semi-detached family home with off street parking to the front, and a low maintenance rear garden. Clonard Road is a mature residential location with tree lined roads within easy access of a host of amenities. The accommodation (139sq.m) comprises of a porch, hall, living room, kitchen/dining/family room, study, shower room and a utility room downstairs. Upstairs, there are four double bedrooms, and a bathroom.

The location is superb; within minutes of all the amenities the Dundrum Town Centre has to offer, 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, 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

• SIX MONTH LEASE
• OFCH



## Accommodation

PORCH
With tiled floor, and sliding doors opening into the hall.

HALL
Inviting hall with laminate wooden floor, it leads to the downstairs accommodation.

LIVING ROOM
3.89m x 3.81m
A bright room with picture window to the front access. It has a wood stove.

KITCHEN/DINING/FAMILY ROOM
7.00m x 6.02 m max
This room overlooks and has access to the rear garden; it is a spacious well-proportioned room with laminate wooden floor. It features a range of wall and floor cabinets with granite splashback and counters, there is a kitchen island with additional storage below, two storage cupboards, oven, hob, extractor fan, washing machine and American fridge freezer. Door to rear hall.

REAR HALL
This houses the boiler room.

### HOME OFFICE
4.48m x 2.21m
This room is ideal for a study and/or home office, it is to the front aspect with laminate floor, and a door to the porch.

### SHOWER ROOM
The shower room is fully tiled with w.c. and a w.h.b. set in a vanity cabinet. There is a walk in shower unit with a Triton shower.

### UTILITY ROOM
2.76m x 2.54m
With a tumble dryer, and a door leading to the rear garden.

### UPSTAIRS

### BEDROOM ONE
3.45m x 3.35m
This is the principal bedroom to the front aspect, with laminate floor and fitted wardrobes.

### BEDROOM TWO
5.00m x 3.45m
A generous double bedroom to the rear aspect, with laminate floor and fitted wardrobes.

### BEDROOM THREE
3.36m x 2.80m
A double bedroom to the rear with laminate floor.

### BEDROOM FOUR
3.33m x 2.44m
A generous single bedroom to the front, with laminate floor.

### BATHROOM
With tiled floor and walls, there is a pedestal w.h.b., a w.c., a mirrored wall cabinet, and a walk in tiled shower cubicle with chrome shower fitting.

### OUTSIDE
The front garden provides off street parking for two cars. The rear garden is private and features planted beds, with pebbled areas and pathways.

### BER
BER No. 113840938
Output: : 370.5kWh/m2/yr

BER E2

UTILITY ROOM

KITCHEN/DINING/FAMILY ROOM

SHOWER ROOM

REAR HALL

STORAGE

BOILER HSE

USS

LIVING ROOM

HOME OFFICE

HALL

PORCH

BEDROOM THREE

BEDROOM TWO

BATHROOM

LANDING

HP

W

W

BEDROOM FOUR

BEDROOM ONE



Beirne
&Wise

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