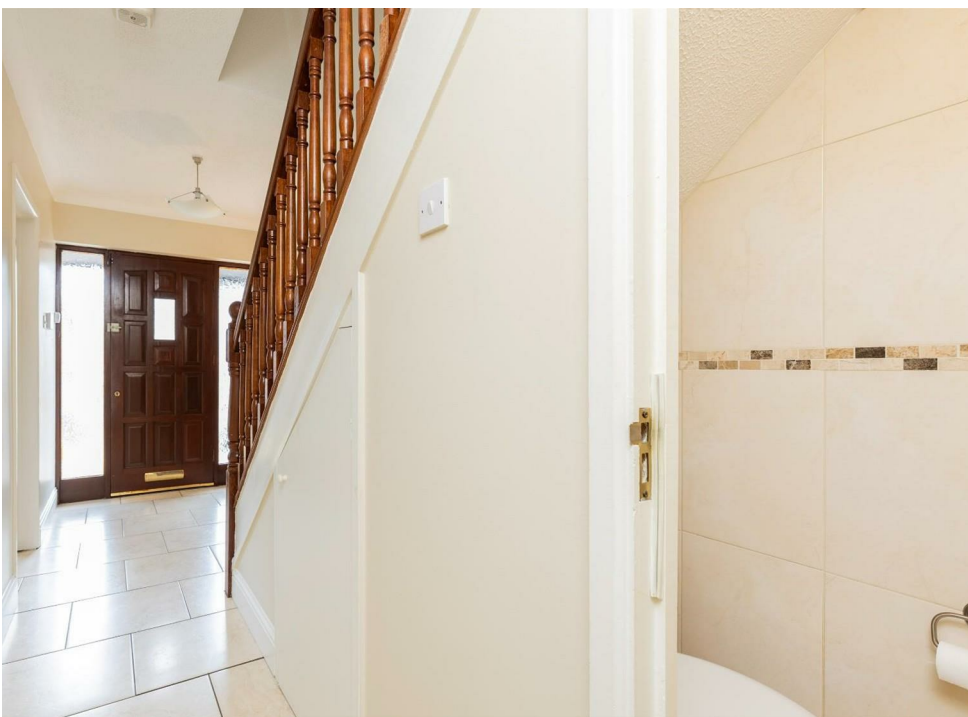




56 College Park Way, Dundrum, Dublin 16, D16N2P9

Beirne
& Wise



56 College Park Way, Dundrum, Dublin 16, D16N2P9

For Sale By Private Treaty

No. 56 is an attractive semi-detached home, well situated in this appealing cul de sac, with the benefit of a large south facing garden. Built in 1990/1991 College Park is a well-established residential enclave with tree lined roads, open greens and easy access to a host of amenities. Recently re-decorated in neutral tones, the property has been well maintained and is now ready and waiting for its new owners to make it their own. There is potential to extend into the 16.3m long approx. south facing rear garden or consider converting the attic space (STPP). The accommodation extends to 91 sq.m. approx. and comprises; hall, guest W.C, living room, kitchen/dining room, and two double bedrooms (one en-suite), a single bedroom and a bathroom at first floor.

The location is superb; within minutes of all the amenities of Dundrum Town Centre, Ballinteer S.C., the Beacon S.C. and nearby Sandyford / Stillorgan Business District - home to many of the world's largest companies, making it ideal for professionals. There is easy access to the north and south exits for the M50 offering excellent connectivity to Dublin Airport and the National road network. The much-acclaimed Luas provides speedy access to the city centre with the stop at Balally - just a fifteen-minute walk away. There are several bus routes to the city and beyond including the 14, 16, 44, 74, 116 & S8 orbital services allowing convenient access to Dundrum, Rathmines, Dun Laoghaire and the city centre. There is a selection of well-established junior and senior schools nearby, St Attracta's, Ballinteer Educate Together, Divine Word National School, Wesley College and Ballinteer Community School to mention a few, and UCD Belfield is within easy reach. Leisure facilities abound with a choice of parks at Ballawley, Marlay and the Overend city farm at Airfield as well as the Meadowbrook Leisure Centre, the Grange and Stackstown Golf Clubs and numerous GAA clubs not forgetting easy access to the Dublin Hills.

Special Features

- Bright and airy home. Floor area 91 sq. m.- recently re-decorated.
- Potential to extend (subject to P.P.)
- Situated within a short distance of schools, shopping and other amenities.
- Newly upgraded Alarm
- Side entrance to secluded south facing garden 16.3m approx. (not overlooked)
- Access to a range of public transport options nearby and the M50 motorway
- GFCH

View

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





Accommodation

ENTRANCE HALL

Inviting hall, with attractive floor tiling with access to understairs storage and

GUEST W.C.

With floor and wall tiling with W.C. and W.H.B.

LIVING ROOM

5.18m x 3.28m

A large bright room to the front with laminate flooring, a large picture window overlooking the front garden and a feature marble fireplace with a coal effect gas fire providing a focus for this comfortable room.

KITCHEN/ DINING ROOM

5.16m x 3.34m

Extending the width of the house with floor tiling and ample room to dine and entertain. There is a range of Shaker style floor and wall mounted units with a built-in oven, ceramic hob, and overhead extractor. Plumbing is also provided for a washing machine, dishwasher, and tumble dryer (included in the sale.) There is a stainless-steel sink with swan neck tap and track lighting in the kitchen area. PVC French doors provide access to the wonderful rear garden.

FIRST FLOOR

LANDING

A carpeted stairs leads to landing with access to both the shelved Hot Press and Attic Space above.

BEDROOM ONE

4.81m x 3.18m max.

This is the principal bedroom overlooking the rear garden with built-in wardrobes and laminate flooring. Access to ensuite.

ENSUITE

This is fully tiled with window and suite comprising; shower cubicle with electric shower unit, W.C., pedestal W.H.B complete with overhead mirror and vanity light.

BEDROOM TWO

3.81m x 2.87m max.

A good-sized double bedroom to the front with built-in wardrobes and laminate flooring.



BEDROOM THREE

3.73m x 2.27m

A single bedroom to the front with built-in wardrobe and laminate flooring.

BATHROOM

Fully tiled, with corner bath complete with mixer tap and flexible shower head, W.C, W.H.B with overhead mirror and vanity light.

GARDENS

The walled front garden offers off street parking alongside a lawn area and a gated side access leads to the inviting 16.3 m long sunny south facing rear garden - perfect for summer outdoor living. It is in lawn so a blank canvass for keen gardeners or a children's paradise. The potential to extend is obvious without comprising the garden too much. There is a patio area, a generous lawn area and a garden shed.

BER

Number: 101805620

Output: 223.42 kWh/m2/yr.



BER C3







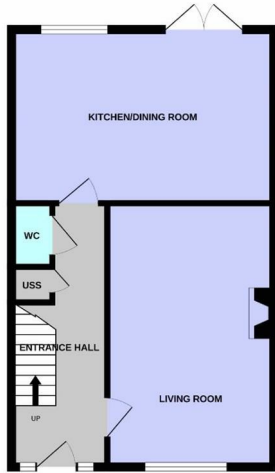


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1ST FLOOR



GROUND FLOOR



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