

**68 Lynwood, Dundrum,
Dublin 16, D16 A5X0**



Originally constructed with 5 bedrooms, this property has now been reconfigured to a 3 bedroomed of c.143 sq.m. (c.1,540 sq.ft.) with open plan layout. Accommodation briefly comprises porch, entrance hall, guest cloaks, open plan sitting / dining / kitchen, study / tv room, 3 bedrooms with walk in wardrobe to bedroom 1, Shower room,

Enjoying an 'A3' energy rating the property has recently been retrofitted with external wall insulation (140mm EPS/Weber System), triple glazed 'Aluplast' windows, insulated floors ('Superquilt' multi-layer foil membrane) at ground level. Central heating is a 'Daikin' air to water heat pump central heating system, with a 230 L water cylinder, this system provides constant heating and hot water.

Enjoying a fantastic location in the heart of Dundrum with its excellent range of amenities, including the LUAS at Dundrum and Balally, Dundrum Town Centre, Dundrum Shopping Centre, Ballinteer and Nutgrove Shopping Centres.

A selection of schools are nearby and there is very easy access to Marlay Park, The M50 and N11.



ACCOMMODATION:

Reception Porch: 2.15 x 1.70
With double PVC entrance doors.
Ceramic floor tiles. Recessed ceiling lights.

Hall: 5.24 x 1.36

Guest w/c:
With w/c & washbasin. Understairs storage press.

Lounge / Dining: 8.48 x 3.67
Open plan room with fireplace. Triple glazed double doors to back garden. Recessed ceiling lights

Kitchen: 4.18 x 3.45
With range of fitted kitchen units incorporating fridge freezer, oven hob & hood, & dishwasher (incl. in sale). Triple glazed double doors to back garden. Recessed ceiling lights.

Study: 5.31 x 2.41
Triple glazed double doors to front driveway.
Recessed ceiling lights.

Bedroom 1: 5.39 x 3.95
Large room with wood floor. Storage presses.

Walk in wardrobe: 2.88 x 2.33
With built in storage units & shelving.

Bedroom 2: 4.04 x 3.77
With built in wardrobe. Washbasin. Wood floor

Bedroom 3: 3.48 x 2.57
Plumbed for washing machine.

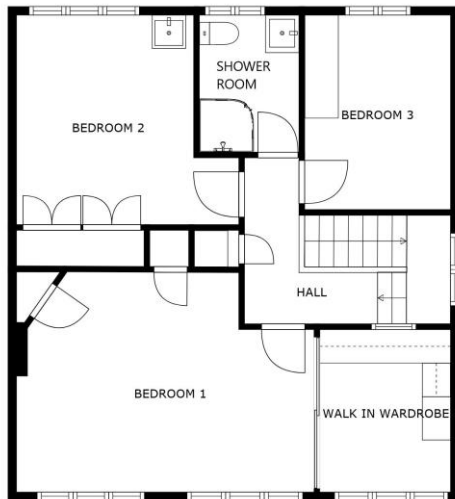
Shower room: 2.41 x 1.78
With shower unit, w/c & washbasin.
Ceramic wall & floor tiles.





Gross Internal Area:
 c. 143 sq.m.
 (c.1,540 sq.ft.)

B.E.R.:
 A3
 No.114760036
 EPI: 62.9 kWh/m²/yr



*Floorplans for identification only
 – Not to Scale.*



Some Features:

- Triple glazed 'A' rated windows
- 'A3' energy rating
- Downstairs floors insulated
- Side entrance
- External block built garden shed
- Entrance gates to driveway
- Walled back garden with patio
- Air to water heating system
- External walls insulated
- Attic insulated
- Guest Cloaks
- Minutes walk to LUAS
- Private off street parking
- Situated in small cul de sac



Negotiators:
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