

**22 Ardglass, Dundrum,
Dublin 16, D16 X2F1**



Situated in a small cul de sac development in one of South Dublin's most desirable residential locations, and within walking distance of every conceivable amenity, this spacious, detached, 5 bedroomed home offers generous living space of c.184 sq.m. (c.1,980 sq.ft.).

Accommodation comprises spacious reception hall, guest cloaks, sitting room, tv/family room, dining room, kitchen, utility room, five bedrooms (main en suite), bathroom, and a large, private, walled, mature garden which is not overlooked.

Amenities abound in the immediate area including Dundrum Town Centre, LUAS at Balally, Sandyford Industrial Estate, Beacon Hospital, and easy access to the M50 and the N11. A number of fine primary and secondary schools are nearby including St Tiernans, Wesley College, St Olafs, Taney Primary, and UCD Belfield is within easy reach.

Airfield Estate is just across the road, Ballawley Park is just a few minutes stroll, and Marlay Park is a short drive away.



ACCOMMODATION:

Hall: 4.15 x 2.70
Large reception hall with laminate floor.

Guest w/c:
With w/c & washbasin. Ceramic floor tiles.

Living room: 6.46 x 3.64
With fireplace incorporating stove.

TV room: 4.16 x 3.63
With fireplace. Laminate floor.

Dining room: 3.64 x 3.33
With door to Kitchen. Laminate floor.

Kitchen: 4.60 x 2.61
With range of fitted kitchen units. Ceramic floor tiles.

Utility room: 1.72 x 1.58
Plumbed for washing machine. Ceramic floor tiles.

Bedroom 1: 5.90 x 3.73
Large room with built in mirrored wardrobes.

En Suite: 2.58 x 1.66
With bath. w/c & washbasin. Ceramic wall & floor tiles.

Bedroom 2: 4.23 x 3.67

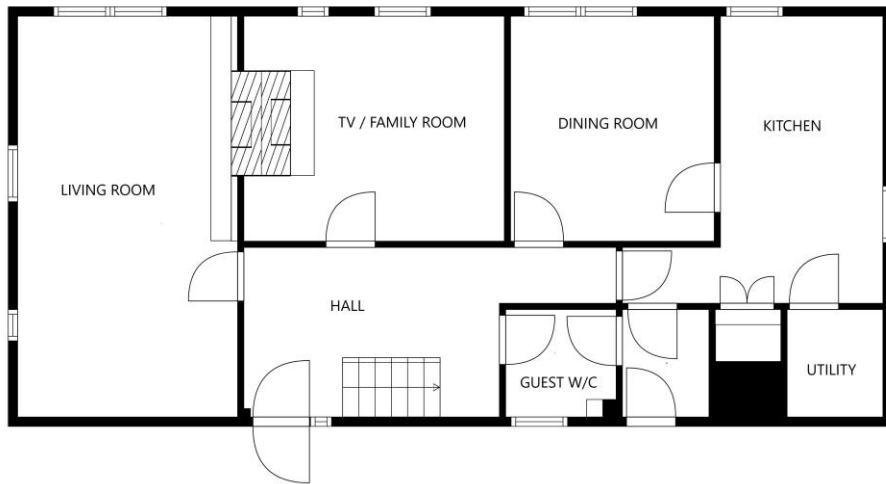
Bedroom 3: 3.62 x 3.67

Bedroom 4: 3.67 x 2.24

Bedroom 5: 3.41 x 2.57

Bathroom: 2.04 x 1.66
With bath, w/c & washbasin. Ceramic wall & floor tiles.





Floorplans for identification only – Not to Scale

Gross internal area: c.184 sq.m. (c.1980 sq.ft.)

BER: D1. No.109879460. EPI: 242.48 kWh/m²/yr



Some Features:

- Gas radiator central heating
- Hardwood windows
- Large side entrance
- Utility room
- Large private back garden
- Private off street parking
- Cul de sac development
- 3 reception rooms
- En Suite to bedroom 1
- Guest w/c
- Adjacent to a host of amenities
- Minutes walk to LUAS



Negotiators:

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