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NO. 17 DRUMMARTIN ROAD, GOATSTOWN, DUBLIN 14 D14 VH30

BER D1

QUINN PROPERTY

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OUTSTANDING 3 BEDROOM FAMILY HOME IN MUCH SOUGHT AFTER LOCATION

For Immediate Sale By Private Treaty

QUINN PROPERTY are delighted to introduce this superb three bedroom family home to the market.

No. 17 enjoys a prominent position on Drummartin Road, an exclusive residential address close to the villages of Dundrum, Stillorgan and Goatstown. This much sought after and enviable location offers an impressive array of amenities on its doorstep which include a Post Office, Centra Convenience Store and Flemings Butcher & Food Store. Also nearby are Dundrum and Stillorgan Shopping Centres, all providing the ultimate choice in retail outlets, shops, restaurants, coffee shops, boutiques and cinemas. Local venues offering leisure and sporting facilities include Deerpark, Kilmacud Crokes GAA Club and Elm Park Golf & Sports Club. Sandyford Business Park, The Beacon Hospital and Leopardstown Racecourse are all within a ten minute drive.

The locality also boasts some of the top schools in Dublin including St. Benildus College, Oatlands Primary & Secondary, St. Laurence's BNS, Saint Brigid's National, Mount Anville Primary & Secondary, St. Raphaela's Primary and Secondary, Our Lady's Grove, Blackrock College, Sion Hill, St. Andrew's College, The Smurfit Business School and UCD.

Excellent commuter services are present with main bus routes on the doorstep, the M50 a five minute drive away (linking the South and North) and the LUAS station in Kilmacud, just a short walk. Whilst enjoying a suburban location, the property is only minutes drive to the countryside where one can enjoy a host of outdoor pursuits.

No 17 is no stranger to the spotlight, having featured on RTE's 'Room to Improve' with Duncan Stewart some years ago, it is a beautiful, exceptionally well presented family home measuring approximately 173.1 m² (1863 sq.ft.). Designed by Gwen Kenny of the award winning 'Divine Design' Interior Architecture and Design Studio, the house has been configured to maximise the flow of natural light with extensive use of Velux windows and large skylights, it is in turnkey condition throughout.

An entrance vestibule gives way to the ground floor accommodation with double doors leading to the entrance hall where there is a downstairs w.c. and further access to a drawing room, formal living room and a light filled open plan kitchen with an impressive range of Shaker style units / storage presses. This open plan area is full of natural light and also includes a breakfast room, dining room and family room with free standing Scan stove. French Doors lead to an immaculately manicured rear garden and the architect has successfully created an indoor/outdoor relationship, this is a magnificent family space. There is a utility room and garage leading off the kitchen. The first floor offers three bedrooms, one en-suite and the main bathroom, while the 2nd floor (attic) is presently used as an office, which boasts breathtaking views of the Dublin Mountains. The existing garage offers obvious potential to convert to living accommodation (S.T.P.P.).





BER DETAILS:

Ber: D1

Ber No. 108614322

Energy Performance Indicator: 258.47 kWh/m²/yr

Accommodation (First Floor):

Entrance Vestibule		Tiled floor
Entrance Hall:	4.58m x 3.53	Timber floor, custom made radiator cover with drawers
Drawing Room:	3.76m x 3.58m	Carpet, open fireplace with Cast Iron surround
Living Room:	4.81m x 3.58m	Carpet, open fireplace with flute in place, this was previously a gas fire, piping still in place if this was to be reversed. Sound proof walls between this room and the open plan area

Open Plan Kitchen:

Breakfast Room:	4.94m x 2.63m	Mix of timber / tiled flooring, great range of fitted units, sink, tiled splashback, extractor fan, double electric AEG Oven/Grill, fitted Bosch Microwave, granite worktop, fitted display cabinet with backlit lighting, Whirlpool gas hob, Samsung Fridge Freezer. This well designed open plan area integrates the kitchen, dining & living area to the fullest, it is the ultimate space for family dining, catch up chats, entertainment or simply enjoying that quiet time admiring the beautiful designer garden
Kitchen:	4.94m x 2.03m	
Dining Room:	3.61m x 4.85m	
Family Room:	4.96m x 3.27m	
W.C.	1.79m x 0.75	Fully tiled, wc, whb, fitted cabinet
Utility:	2.84m x 2.38m	Tiled floor
Garage:	3.53m x 2.38m	Concrete floor with double doors opening fully to front driveway



First Floor:

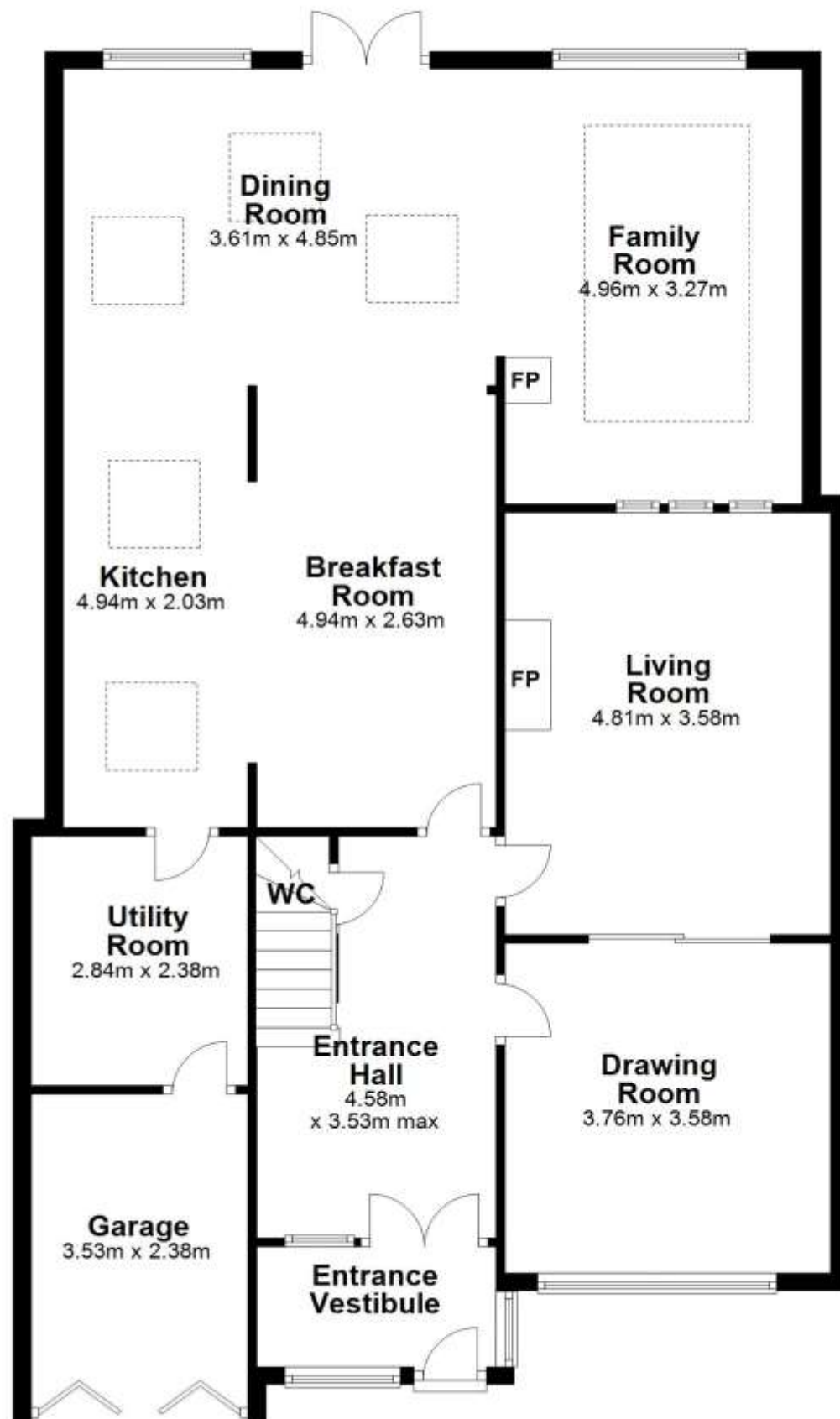
Landing:	2.47m x 2.64m	Carpet
Bedroom 1 (Master)	4.82m x 3.58m	Carpet, wall to wall fitted wardrobes
Bedroom 2:	3.75m x 3.58	Carpet, wall to wall fitted wardrobes
Bedroom 3:	2.46m x 2.62m	Carpet, wall to wall fitted wardrobes
En-suite:	2.20m x 2.63m	Fully tiled, rainfall shower, wc, whb, vanity unit, heated towel rail, custom made shutters
Family Bathroom:	2.39m x 2.50m	Fully tiled, rainfall shower, wc, whb, vanity unit, heated towel rail, Roman Blinds, closet

Attic:

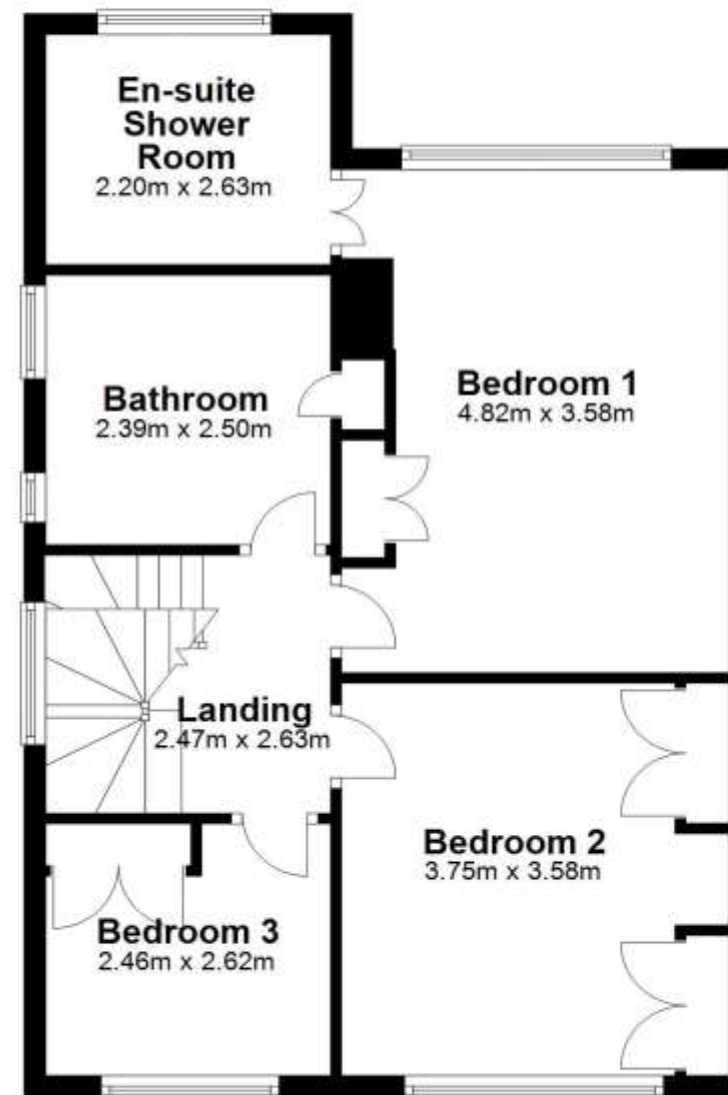
Landing:	2.36m x 2.63	Carpet, Velux windows
Office:	4.03m x 3.39m	Carpet, Velux windows, storage closets



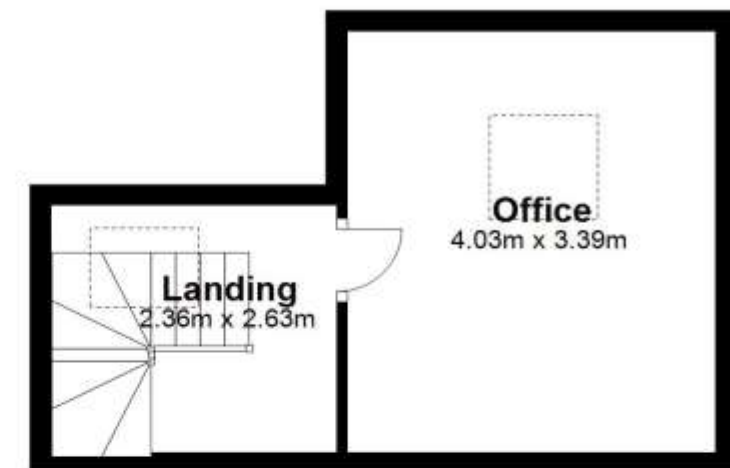
Ground Floor



First Floor



Attic



Total area: approx. 173.1 sq. metres

SERVICES:

All Mains Services, Double Glazed Windows, Gas Heating (Boiler and Pump Have Both Recently Been Updated).

OUTSIDE:

Stone and cobble lock paving to the front with manicured hedging and walled boundaries, comfortable off-street parking for 3 vehicles. The south facing rear garden is presented in immaculate condition (designed by Damian Costello Garden Design) and features a striking combination of paving, decking, lawn, mature shrubbery and trees. The designer has cleverly kept the garden shed neatly tucked away. This is the perfect spot for barbeques and entertaining.



A.M.V. €775,000

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