

BER D2



DUBLIN 14 | 16 Annaville Park, Dundrum

Lisney

01-296 3662

Charming three bed period residence, filled with character, situated in this highly sought after location within walking distance of Dundrum LUAS station, Dundrum Town Centre, and a host of local amenities. With a generous 19m rear garden and wide side access the opportunities are endless to extend this property S.P.P

The handsome bay-windowed part-brick exterior provides us with an indication of the character that lies within. On entering the property, a bright entrance hallway leads to the living room to the front, kitchen/ dining room and utility room with access to the rear garden. Upstairs there are three generously proportioned bedrooms, bathroom and separate w.c. The garden is a notable feature of this property, extending to approximately 19m / 62 ft. in depth. with patio area, lawn, mature shrubs and plants. Off street parking to the front.

Annaville Park enjoys an unbeatable location on the town side of Dundrum, only a short walk to the Luas and with excellent local shopping and the Dundrum Town Centre on your doorstep. The Luas provide easy access to all the educational and entertainment options that Dublin has to offer with St. Stephens Green, Harcourt St., Trinity College and DIT a short journey away. UCD is within walking/cycling distance and there is an excellent choice of schools close by including De La Salle, Holy Cross, Taney Parish, Educate Together and Mount Anville. The surrounding area also offers excellent transport links with airport bus links and Dublin Bus routes within walking distance. The M50 Motorway is less than a 10 minutes' drive allowing ease of access to north and south Dublin, Dublin Airport and the surrounding counties. Medical facilities in the area include VHI Swift Care and the Beacon Hospital, Sandyford. For outdoor enthusiasts, nearby amenities include Marley Park Urban Trail, Ticknock Hill, Dublin Mountains and Airfield House. There are a wealth of dining and entertainment options in the nearby Dundrum and Ranelagh villages.

## Features

- Three bed period residence.
- Unbeatable location - minutes' walk from Dundrum and LUAS
- Opportunity to extend to the rear and side S. P.P
- Generous 19m rear garden
- Gas central heating
- Double glazed windows
- Wired for alarm
- Off-street car parking
- Floor area approx: 85 sq. m. (914 sq. ft.).





## Accommodation

**ENTRANCE HALLWAY:** 1.87m x 4.42m (6'2" x 14'6") with under stairs storage area.

**LIVING ROOM:** 3.71m x 4.13m (12'2" x 13'7") with hardwood flooring and feature fireplace

**KITCHEN:** 3.71m x 3.67m (12'2" x 12') hardwood flooring, range of units, stainless steel sink unit, fridge/freezer and neff gas hob and electric oven, tiled splashback and a feature fireplace.

**UTILITY ROOM:** 2.71m x 1.99m (8'11" x 6'6") tiled flooring and plumbed for washing machine and dryer.

**UPSTAIRS LANDING:** 2.08m x 2.31m (6'10" x 7'7") hardwood flooring and access to attic.

**BEDROOM 1:** 2.68m x 2.65m (8'10" x 8'8") to the front, including feature bay window and hardwood flooring.

**BEDROOM 2:** 2.94m x 4.12m (9'8" x 13'6") double room to the front with feature fireplace.

**BEDROOM 3:** 3.48m x 3.69m (11'5" x 12'1") double room to the rear.

**BATHROOM:** 2.10m x 2.12m (6'11" x 6'11") hardwood flooring, mosaic tiled walls and bath surround, WC and hot press.

**W.C:** 1.32m x 0.82m (4'4" x 2'8")

### OUTSIDE

The front garden is lawned with mature hedgerow, off-street car parking. The rear garden extends to approx. 19 m / 60 ft. in depth, with patio area, level lawn with mature trees.

**Lisney**

**BER INFORMATION**

BER: D2  
BER No.: I05147847  
293.59 kWh/m<sup>2</sup>/yr

**EIRCODE**

D14 WC81

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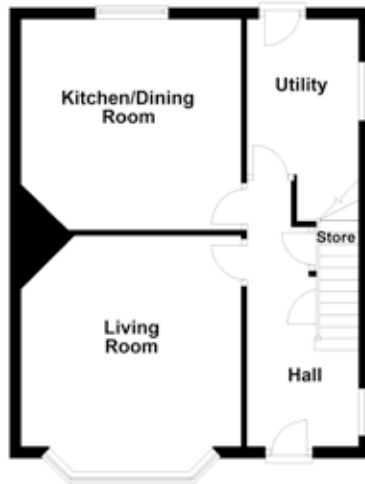
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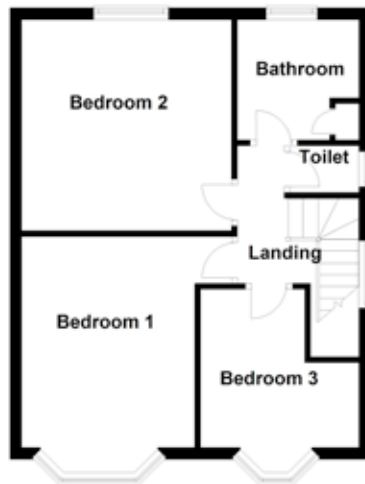
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**FLOOR PLANS**

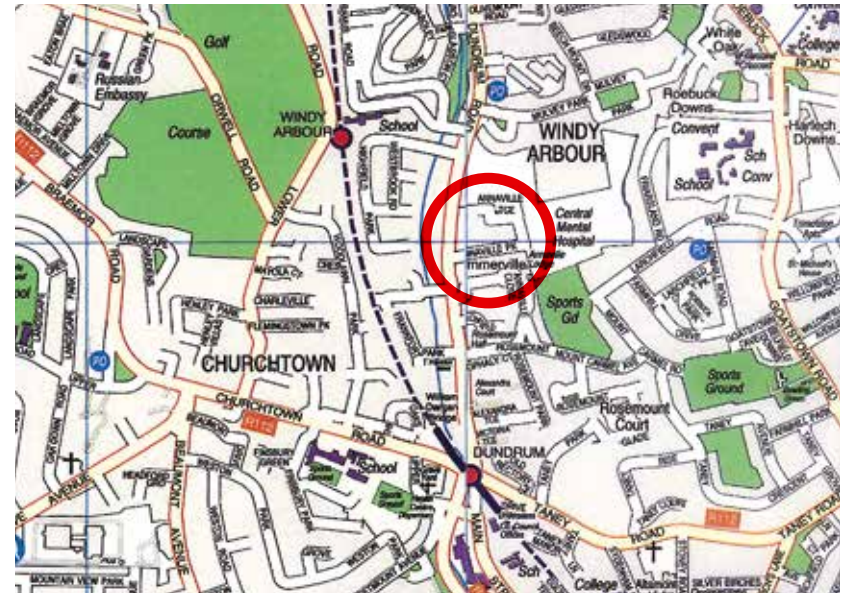
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**GROUND FLOOR**



**FIRST FLOOR**



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