

14 THE NURSERIES

Taney Road, Dundrum, Dublin 14

FOR SALE



14 THE NURSERIES

A beautifully appointed family home in this quiet enclave just off Taney Road in Dundrum built c.2020, located just a short walk from Dundrum Town Centre and Dundrum LUAS Stop. These newly built homes are exceptionally well designed and no. 14 has the benefit of an all important south facing garden and useful covered side passage.



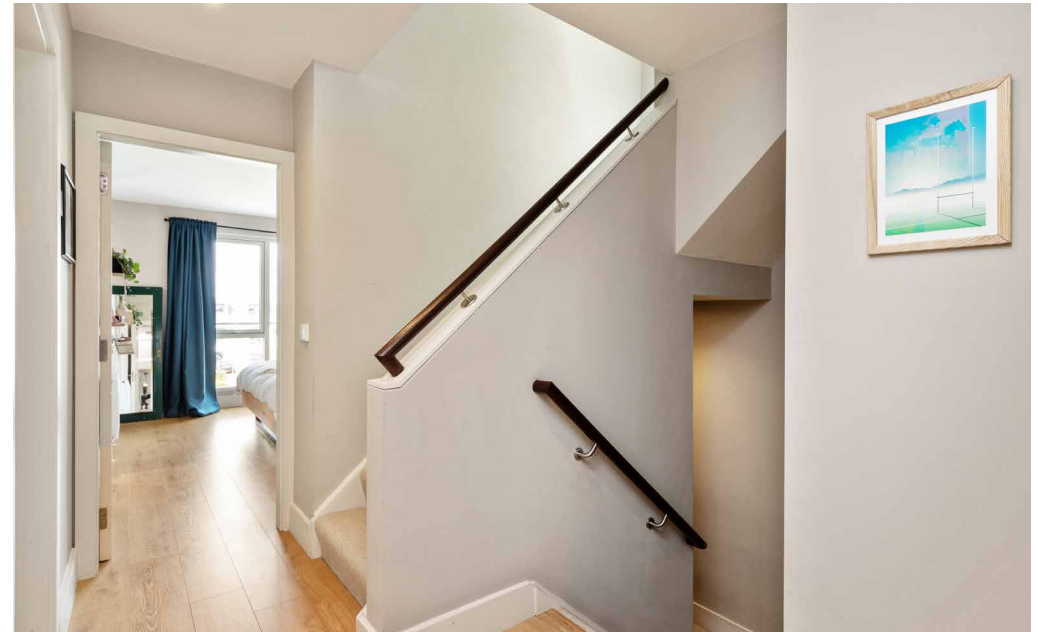






ACCOMMODATION

No. 14 The Nurseries is an attractive semi-detached family home extending to approx. 163 sq. m / 1,754 sq. ft. over three storeys. The front of the property overlooks the open green and features off street parking with an electric charging point. On entering the property it's hard not to notice the stylish and contemporary finish that is maintained on all levels. The accommodation briefly comprises a spacious living room to the front with a large window flooding the room with light. At the back of the house is a sizeable kitchen / dining / living space overlooking and with access to the south facing back garden. The kitchen was supplied by KUBE and features a Silestone Carrera countertop, all wall units are double height, kitchen appliances include Miele combination oven, Neff fridge freezer, Neff dishwasher and modern Elica downdraft induction hob and extractor. A separate utility room with washing machine and dryer features an abundance of additional storage. A guest WC completes the ground floor accommodation.







ACCOMMODATION

On the first floor, at the front of the house, the main bedroom overlooks the green and benefits from a shower room en-suite and walk in wardrobe. There are two further double bedrooms at the rear, both with fitted wardrobes, and a well-appointed family bathroom, with bath and separate shower. The second floor has one large bedroom featuring a dressing area with fitted wardrobes and a shower room en-suite. There is excellent under eaves storage here and incredible, far reaching views across Dublin City.

No. 14 is presented in excellent condition throughout and features triple glazed windows, gas fired central heating and a useful covered side passage – ideal storage for bicycles, buggies etc.



PROPERTY DETAILS

FEATURES

- Triple glazed aluminium clad windows
- Controlled internal 24-hour ventilation
- Alarm
- Sunny South Facing Garden
- Mode 3 electric car charging point by GARO
- External Gas outlet for BBQ



SIZE

163 sq. m / 1,754 sq. ft. Approx.

BER

BER: A2 | BER No: 112259924 | Energy Performance Indicator: 45.02 kWh/m²/yr

VIDEO

Click link below to view virtual tour



GARDEN & LOCATION

There is off street parking to the front of the property for two cars on a cobble lock driveway with an electric car charging point; and ample visitor parking. The rear garden is south facing and very private with a lawn and a paved patio area, external tap and power sockets. An external gas outlet is provided for the connection of a BBQ – ideal for alfresco dining.

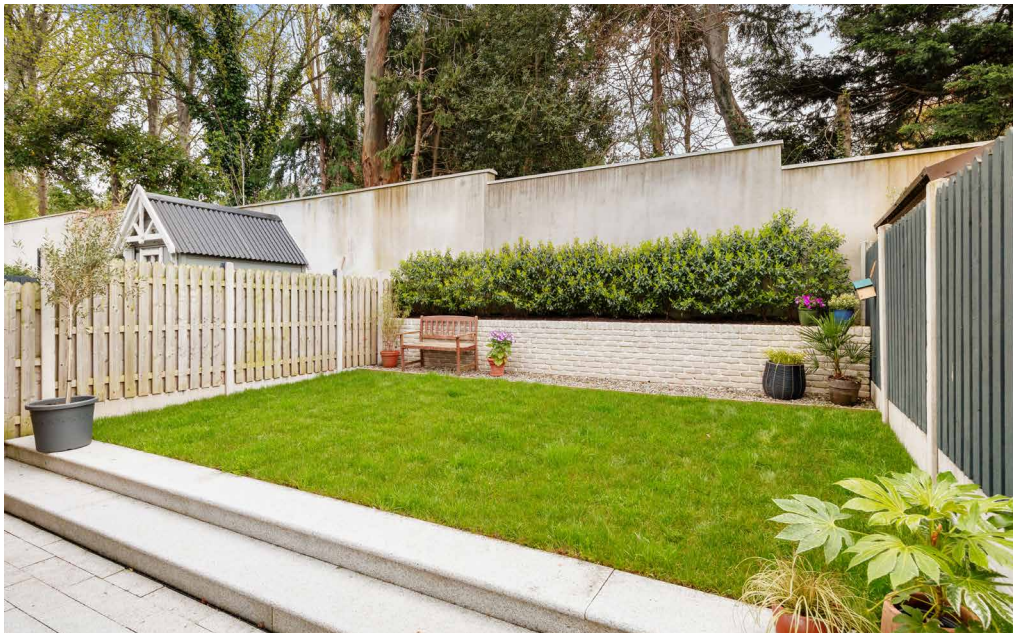
Situated in this popular residential neighbourhood a short walk to the Dundrum LUAS station and within minutes of the Airfield Estate and the vibrant Dundrum Town Centre with its selection of restaurants and shops. An array of schools and colleges are surrounding, including Goatstown Educate Together, Taney Primary, St. Benildus College, Scoil San Treasa, 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. There are a selection of bus routes nearby offering easy access to and from the city centre and surrounding suburbs. The M50 is also within easy reach.

LOCATION MAP



[Click here to view the location map for 14 The Nurseries.](#)



VIEWING

By appointment with Knight Frank.

CONTACT



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THINKING OF SELLING?

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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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