

33 OLIVEMOUNT ROAD

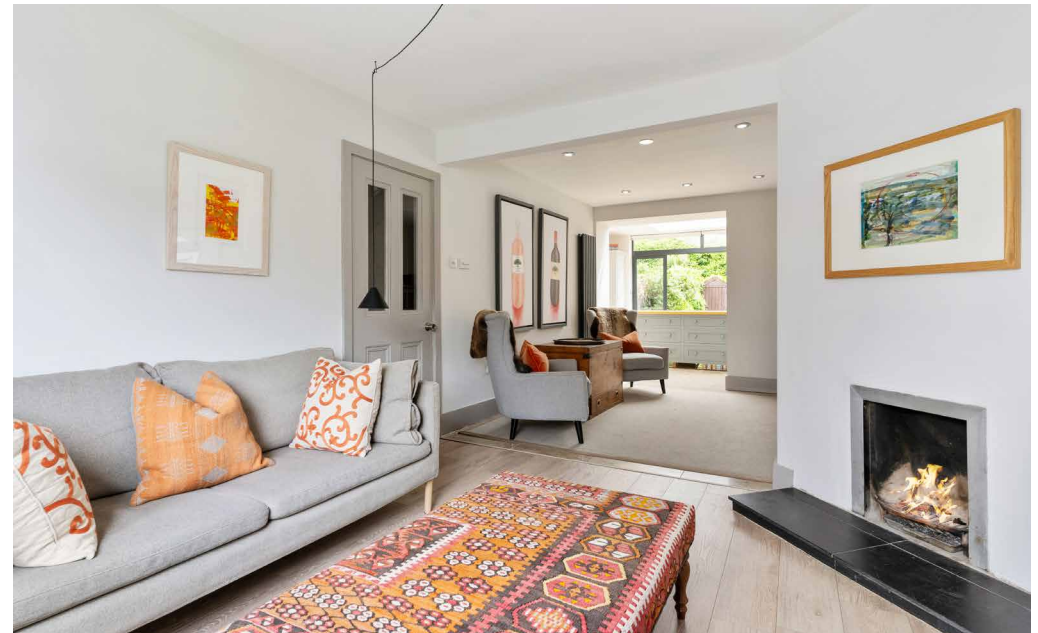
Dundrum, Dublin 14

FOR SALE



33 OLIVEMOUNT ROAD

“A beautifully presented three-bedroom terraced property, measuring approx. 98 sq. m / 1,054 sq. ft., laid out over two floors with attic development potential (planning previously granted). Situated in a quiet residential estate just off the Dundrum Road with a south facing back garden and off street parking”







ACCOMMODATION

No. 33 is entered from the front garden, laid out in decorative gravel with planted borders providing off street parking for one car. A granite path leads to the front door which opens into a welcoming entrance hall with useful under stairs storage. The living room is to the right overlooking the front garden with a feature open fireplace, bespoke bookcase, contemporary light fittings and high-quality laminate wooden floors. This room connects to a second living area, which leads through to a stunning open plan kitchen / dining area.

Stylishly fitted with in-frame painted timber wall and floor units, incorporating a Belfast sink and 5 ring gas hob, integrated appliances to include two NEFF ovens, dishwasher, washing machine and fridge-freezer. An all-important island is the focal point of the room providing additional storage space. Finished in a cobra blue and soft grey, complimented by white granite countertop. The dining area faces the garden and is flooded with light from overhead sky lighting and triple bi-folding doors, which open out into the rear south facing garden.



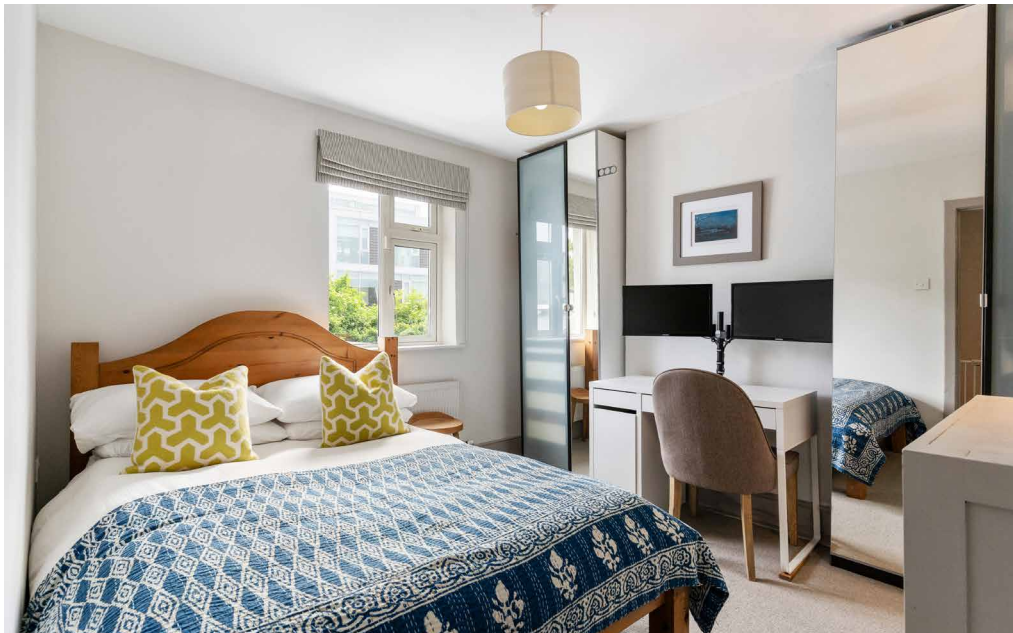




ACCOMMODATION

A spacious shower room, fully tiled with walk-in splash shower completes the accommodation on the ground floor. There are 3 bedrooms on the first floor, two good sized doubles and one single bedroom which are all carpeted. A well-appointed family bathroom is also on this level complete with a free-standing claw leg bath and contemporary fittings. A Stira provides access to the partially floored attic space, which has potential to be enhanced into additional space similar to the neighbouring property (subject to planning permission).

No. 33 Olivemount Road is a very stylish, well-presented property, ideal for young families, professionals or trade downers alike with the possibility of expanding into the attic as required.



GARDENS • LOCATION • FEATURES

The rear garden has a southerly aspect, a wooden deck leads off the kitchen, ideal for summer entertaining. The garden is perfectly landscaped with large purpose-built planters on either side with lawn in the centre, paving stones lead to a garden shed, complete with electricity supply and a second patio area to enjoy evening sun.

Positioned in a mature quiet cul de sac, just off the Dundrum Road, close to the junction of Bird Avenue, less than 10 minutes' walk to the LUAS at Windy Arbour and many bus routes offering quick access to the city. For

the motorist, the M50 is within a 10 minute drive. There are a host of primary and secondary schools close by to include Alexandra College, Gonzaga, Our Lady's Grove, Wesley College, and Mount Anville while it is within easy reach of University of Dublin.

Close to shopping facilities such as Dundrum Town Centre, Stillorgan Shopping Centre and the Merrion Centre, sports centre David Lloyd Riverview and Deer Park. There are also wonderful nearby walks along the River Dodder and the Airfield Estate.

LOCATION MAP

Click below to view the location map for 33 Olivemount Road.



SIZE

98 sq. m / 1,054sq. ft. Approx.

BER

BER: C2

BER No: 110228814

Energy Performance Indicator: 181.15 kWh/m²/yr

FEATURES

- Excellent decorative order throughout
- Double glazed windows
- Gas fired central heating
- Potential to extend into attic (stpp)
- Off street parking



VIEWING

By appointment with Knight Frank.

CONTACT



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THINKING OF SELLING?

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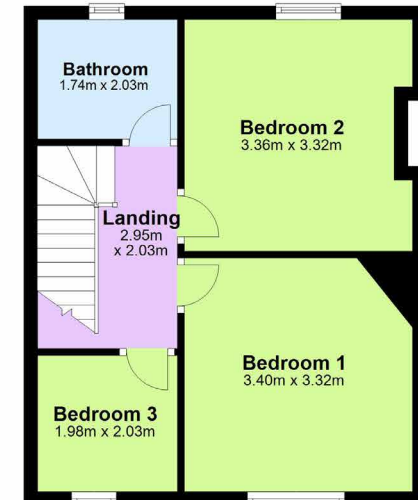
E: residential@ie.knightfrank.com

FLOOR PLANS

Ground Floor



First Floor



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



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