

# DK

DAPHNE KAYE  
& ASSOCIATES



**17 Oakdale Drive,**  
off Johnstown Road, Dun Laoghaire,  
Co. Dublin

BER E1

# 17 Oakdale Drive, off Johnstown Road, Dun Laoghaire, Co. Dublin



Ideally positioned in a tranquil cul de sac setting off Johnstown Road, 17 Oakdale Drive is an appealing 4 bedroom residence situated in a prime family location. Presented in excellent condition the accommodation has been tastefully extended to provide spacious interiors of 126 sq m (1,356 sq ft) with 4 Reception Rooms of good proportions.

The generous rear garden extending to 65ft offers further scope to extend if so desired. This prime location is convenient to local shops, numerous schools and is within easy access of the N11 and M50.



## SPECIAL FEATURES

- Well balanced accommodation of c.126 sq m (1,356 sq ft)
- Tastefully extended to provide 4 Reception Rooms of good proportions
- Presented in excellent condition
- G.F.C.H
- Double glazed
- Security Alarm
- Generous front of house car parking.
- Rear garden extending to 65ft
- Stira stairs to Attic



## ACCOMMODATION

**Front Porch:** 2.13m x 1.47m (6'98" x 4'82")

**Entrance Hall:** 4.20m x 2.26m (13'77" x 7'41")  
Maple timber floor

**Sitting Room:** 3.96m x 3.66m (12'99" x 12")  
Portland Sandstone fireplace and hearth fitted with gas coal effect. Polished pine T&G floor

**Lounge:** 4.16m x 3.58m (13'64" x 11'74")  
Fine timber fireplace with attractive ornate tiling inset and marble hearth.

Feature brick archway opening to:

**Dining Room:** 4.04m x 2.92m (13'25" x 9'58")  
Floor to ceiling window and door to patio and garden.  
Dual aspect.

**Kitchen/Breakfast Room:** 5.10m x 3m (16'73" x 9'84")  
Super range of modern fitted units with stainless steel trim incorporating worktop areas with tiled surround, stainless steel double sink, integrated fridge, ceramic hob, concealed extractor, eye level double oven, microwave and integrated dishwasher. Tiled floor.

**Utility Room:** 1.82m x 1.64m (6' x 5'4") Tiled floor. Washing machine. Sink. Door to garden.

**W.C:**  
Fully tiled walls and floors.

**Study/Playroom:** 4.88m x 2.39m (16'01" x 7'84")  
Timber floor. Floor to ceiling picture window. Door to driveway.

Attractive staircase to spacious Landing with Hot Press and insulated cylinder fitted with dual immersion.

**Bedroom 1:** 4.01m x 3.53m (13'15" x 11'58")  
Wall to wall floor to ceiling Sliderobes.

**Bedroom 2:** 4.04m x 3.45m (13'25" x 11'31")  
Pedestal w.h.b, built- in shelving and vanity unit and built -in wardrobes.

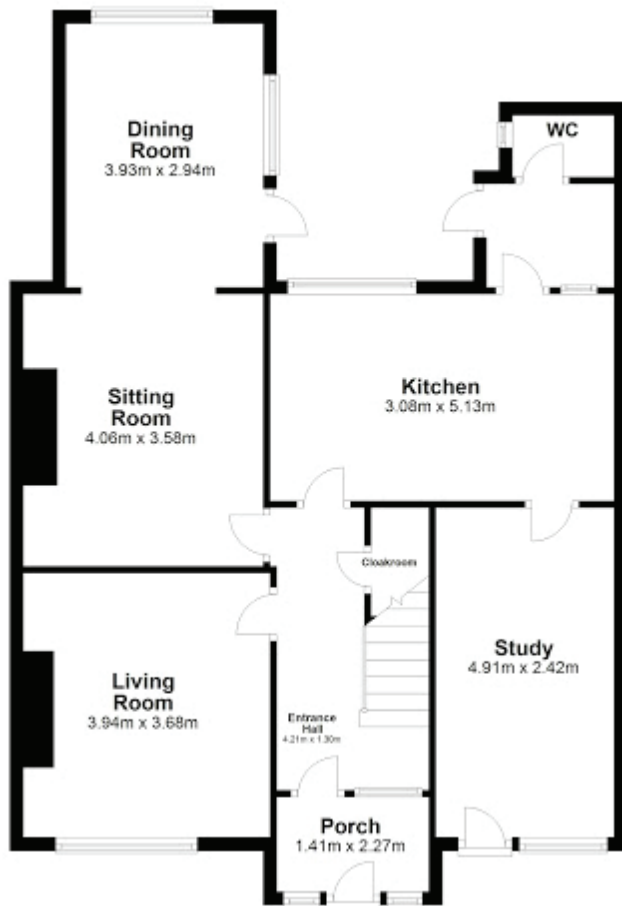
**Bedroom 3:** 3.66m x 2.62m (12' x 8'59")  
Pedestal w.h.b.and mirror door medicine cabinet.

**Bedroom 4:** 2.51m x 2.44m (8'23" x 8')  
Fitted shelves. Mirror door medicine cabinet.

**Showerroom:**  
Spacious, with white suite incorporating shower, w.h.b. and w.c.

## FLOOR PLANS

Ground Floor



First Floor



### OUTSIDE:

To the front the attractive cobble lock driveway provides for generous front of house off street car parking. The rear garden measuring 65ft is set in lawn. There is also a block built boiler house. Patio

### BER DETAILS

BER: E1  
BER NO.: 104818612  
EPI: 335.95

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