



24 Westbrook Road  
Dundrum, Dublin 14

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INTERNATIONAL REALTY



## 24 Westbrook Road, Dundrum, Dublin 14

### Features

- Three bedroom family home located on a quiet residential cul-de-sac
- Large corner plot with south-facing rear garden enjoying sunshine throughout the day
- Excellent potential for extension or development (subject to planning permission)
- Off-street parking to the front
- Bright and spacious accommodation extending to approx. 88 sqm (947 sqft)
- Convenient location with strong transport links including bus services and the Luas at Windy Arbour
- Local facilities including restaurants, cafes and Dundrum Town Centre within easy reach
- Gas fired central heating

Set on a large corner plot in a quiet residential cul-de-sac, 24 Westbrook Road is a spacious and well-maintained three-bedroom semi-detached home offering excellent potential. With a substantial wraparound south-facing rear garden, off-street parking to the front, and scope for extension or development (subject to planning permission), this property presents a fantastic opportunity for growing families to create a wonderful family home. The location combines a peaceful suburban setting with excellent convenience, making it an ideal choice for a wide range of buyers.

The property is approached by a gravel driveway with off street parking for a number of cars. Upon entering, there is a hallway leading to a bright and inviting living room with dual aspect windows to the front and rear. Beside this, the modern kitchen/dining room offers generous space for dining and entertaining, and enjoys windows to the rear and glazed French doors opening on to the decking, as well as a feature skylight flooding the room with natural light. Upstairs, the property features three well-proportioned bedrooms—two doubles and a single—as well as a family bathroom. Every room is well-lit and thoughtfully laid out, ensuring comfort and functionality throughout. The south-facing rear garden is a particular feature of the property enjoying sunshine throughout the day, with solid timber decking leading on to a large lawn area with timber Barna shed and side access to the front garden.

Located in a popular and well-connected neighbourhood, 24 Westbrook Road is just a short walk from local shops, parks, and reputable schools. Public transport links are excellent, with frequent bus services and the nearby Windy Arbour Luas station offering direct routes into the city and surrounding areas. A wide range of amenities—including Dundrum Town Centre, cafes, restaurants and leisure facilities—are all within easy reach of the property. The M50 is a short drive away and provides easy access to Dublin Airport and surrounding areas.



# Accommodation

## Entrance Hall

**Living Room:** 3.3m x 6.45m (10'10" x 21'2") with wood effect laminate floor, dual aspect to front and rear with glazed French doors opening to the rear and fireplace with polished granite hearth

**Kitchen/Breakfast/Living Room:** 2.7m x 7.3m (8'10" x 23'11") with tiled floor, a range of floor & wall units, single bowl stainless steel sink, space and plumbing for washing machine, integrated Zanussi oven, five ring gas hob, integrated fridge/freezer, Velux window, window to the rear and glazed French doors opening to the outdoor deck

## Upstairs

**Landing:** with access to the attic

**Family Bathroom:** with tiled floor, tiled walls, frosted window to the front, bath with overhead Mira electric shower unit, wash hand basin, w.c. and hot press

**Bedroom 1:** 3.8m x 3.7m (12'6" x 12'2") with built in wardrobes

**Bedroom 2:** 3.7m x 2.55m (12'2" x 8'4") with built in wardrobes

**Bedroom 3:** 2.5m x 2.6m (8'2" x 8'6") with built in wardrobe

**Outside:** to the rear is a timber deck with steps down to grass area and gravel leading back through a side entrance to the front garden, timber Barna shed, due south aspect

# BER Information

BER: F

BER Number: 101022150

EPI: 399.17 kWh/m<sup>2</sup>/yr

# Eircode

D14 WK82



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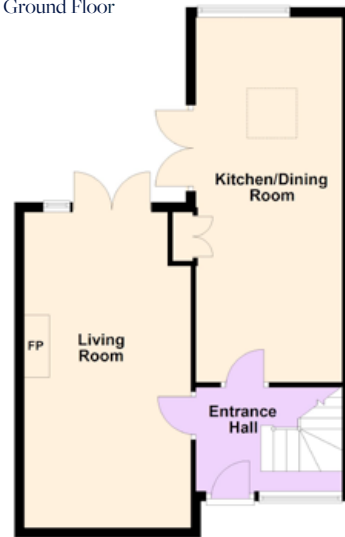
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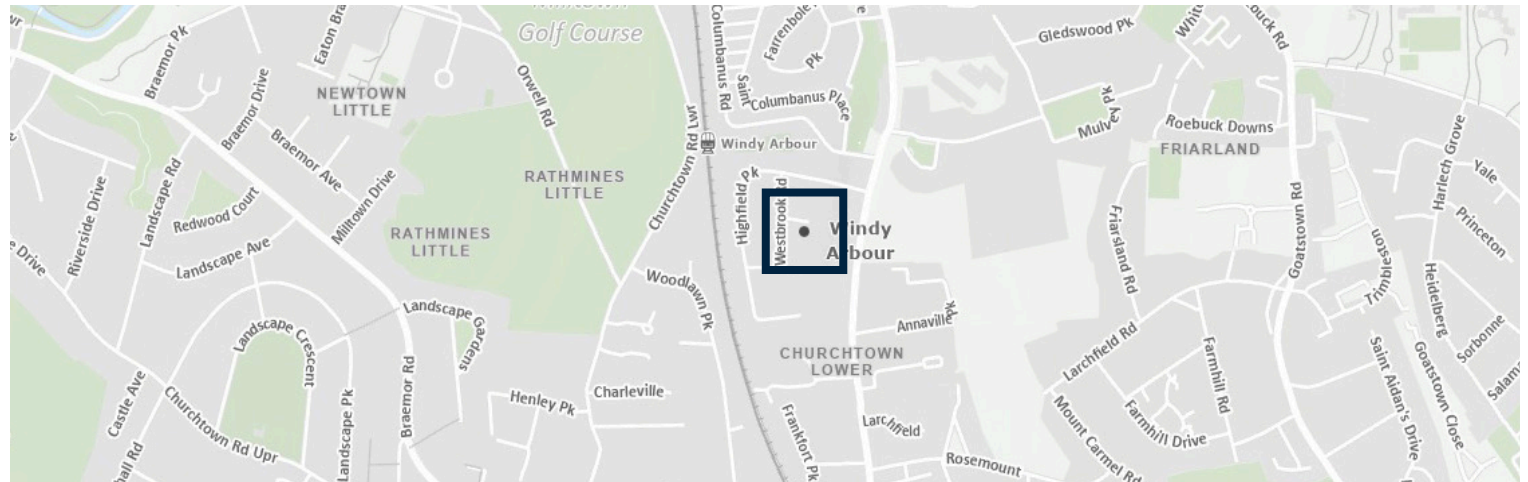
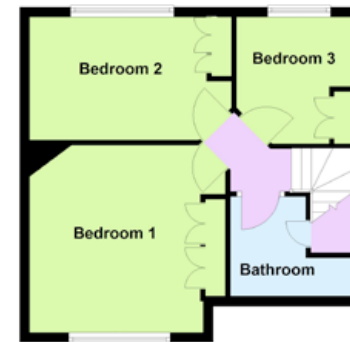
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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