

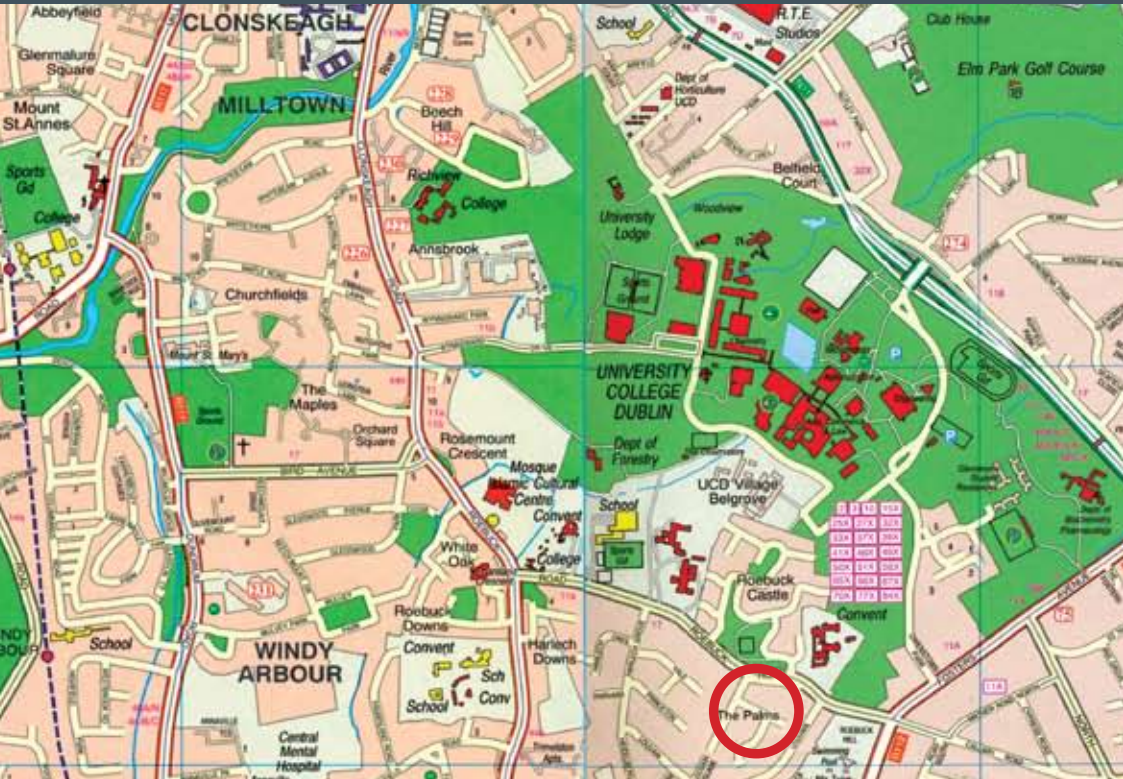
37 The Palms,
Roebuck Road,
Clonskeagh,
Dublin 14.

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ED DEMPSEY

FOR SALE

PRICE: €475,000



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Contact Details

To make a viewing appointment,
or for any further information on
this property contact Ed Dempsey

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advice, we can put you in touch with
a mortgage adviser who would be
happy to talk to you. Their knowledge
and experience can save you both time
and money and ensure you receive
a mortgage package that best suits
your needs.

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37 The Palms, Roebuck Road, Clonskeagh, Dublin 14

DESCRIPTION

Proudly nestled on a quiet cul de sac, the sale of this property presents a rare opportunity to gain a foothold in this highly sought after & convenient residential location.

The property enjoys an abundance of natural light and offers an excellent balance of living and sleeping accommodation. Well presented throughout, the flexible layout is likely to please even the most discerning of purchasers and is complemented by a south easterly orientation to the rear.

Internally the accommodation comprises entrance hall with guest facilities off, a large living room with an attractive open fireplace, feature bay window and double doors leading to a dining room - this room has double doors to the patio and rear garden. The sizeable open plan kitchen/breakfast room is well laid out and also has double doors to the patio. Upstairs there are four bedrooms (master en suite) and a family bathroom.

Situated in this ever popular location just off Roebuck Road, The Palms is an exclusive development of family homes within easy access of a host of recreational and leisure facilities. The property boasts some of South Dublin's finest schools within close proximity and is but a short distance from Dundrum, Stillorgan and the City Centre.

A brief description does not do justice to this fine family home - inspection is highly recommended



ACCOMMODATION

Reception Hall: 2m x 5.5m. Under-stairs storage. Ash floor. (including stairwell)

Guest cloak Room: Pedestal w.h.b. and w.c., tiled floor and extractor fan.

Living Room: 3.7m x 5.85m Open fire with timber mantle and granite hearth and surround. (excluding bay window). Double doors to

Dining Room: 3m x 3.7m. Double French doors to patio and rear garden. Door to

Kitchen Breakfast Room: 2.85m x 7m. Kitchen: Extensive range of built-in floor and eye level units with work tops over and tiled splash-backs. Feature breakfast bar. Built-in double oven with four ring electric hob with extractor hood over. Plumbed for dishwasher.

Breakfast Area: Wood floor, picture window overlooking rear garden and double French doors to patio and rear garden. A flight of stairs leads to the first floor to the bedroom accommodation.

Landing: Hot press off. Access to attic.

Master Bedroom: 3.7m x 3.6m Ash floor. Extensive range of built-in his and her wardrobes. (excluding bay window).

En-Suite Shower Room: Fully tiled, step in cubicle shower with pedestal w.h.b. and w.c..

Bedroom 2: 3m x 3.6m (to rear). Ash floor, extensive range of built-in wardrobes.

Bedroom 3: 2.7m x 2.7m Ash floor. (maximum measurement).

Bedroom 4: 2.35m x 2.2m (to front). Ash floor.

Family Bathroom: Tiled floor, bath with pedestal attachment over, w.h.b. and w.c. with Velux roof light.

The Rear Garden: A gated side entrance leads to the rear garden which is laid out in lawn and bordered by mature shrubs and plants. The garden is extremely private and has a sunny south easterly orientation. There is a large patio area.

Outside Shed: Gas fired central heating boiler. Plumbed for washing machine.

Viewing: By appointment

Features Include:

- Quiet Cul De Sac Setting
- South Easterly Orientation To The Rear
- Premier Residential Address
- Exceptionally Bright Spacious Family Accommodation
- Gas Fired Central Heating
- Floor Area c120 sq m (1,290 sq ft)