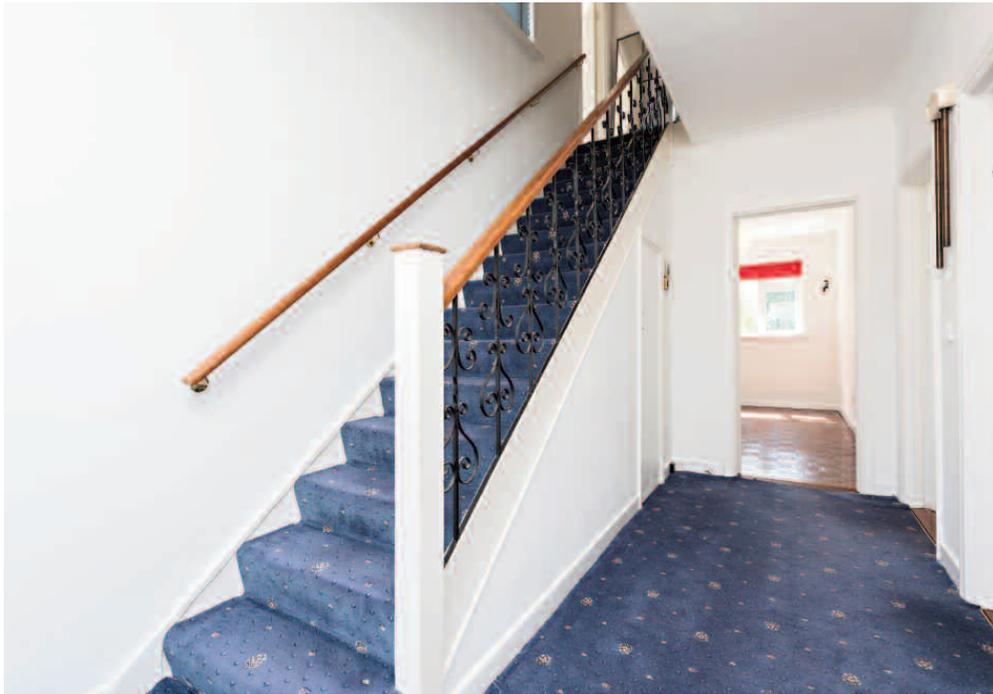




Anner, 14 Leinster Lawn, Clonskeagh, Dublin 14

Beirne
& Wise



Anner, 14 Leinster Lawn, Clonskeagh, Dublin 14

For Sale By Private Treaty

This impressive four bedroom detached family home, with an enviable south westerly rear garden is well situated, on this highly desirable residential road in the heart of Clonskeagh. This is one of South Dublin's much loved suburbs, and with some justification; just over three miles to St. Stephen's Green and every possible amenity literally on your doorstep.

No 14 is an instantly recognisable 1960's P.V. Doyle built home with bright and well-proportioned accommodation with high ceilings over two levels. This warm and inviting home has been well maintained over the years by its current owners, however prospective purchasers will clearly see the enormous potential to enhance and extend the current accommodation to suit today's family lifestyle. There are numerous options in relation to increasing floor area with the garage and over - ready for conversion or indeed extending to rear taking full advantage of the wonderful sunny aspect.

The location needs little introduction with the educational and leisure facilities of UCD on the far side of the Clonskeagh Road, within easy reach of well-established schools; Alexandra College, St Killian's, Sandford, Mount Anville and Gonzaga Colleges to mention a few. There is a superb choice of shopping at Clonskeagh, Ranelagh and Donnybrook with the Dundrum Town Centre just minutes away. The LUAS at Milltown provides speedy access to St. Stephen's Green and there are frequent buses to the city centre. The accommodation comprises: Entrance Hall, two Reception Rooms, Family Room, Kitchen/ Breakfast Room, Utility Room and Guest W.C., at ground floor level and four Bedrooms with family Bathroom at first floor level.



Special Features

- 132 sq. m. (1,421 sq. ft.) Approx. excluding Garage
- Bright and well-proportioned accommodation
- Potential to extend (subject to necessary Planning Permission)
- Generous off street parking
- South West facing rear garden 28m (90ft) approx.
- Excellent location
- Double Glazed PVC windows
- GFCH
- Alarm

View

Strictly by appointment with the selling agents Beirne & Wise. T: 01 296 2444





Accommodation

ENTRANCE HALL

4.86m x 2.42m (15'7" x 7'9")

Covered Porch area with chequered floor tiling leads to the well-proportioned hall with under stairs storage and access to the main reception rooms.

DRAWING ROOM

4.23m x 3.65m (13'7" x 11'9")

This is a large bright room with picture window overlooking the front garden, with coved ceiling, wall lighting and a feature stone fireplace with a gas fire instead and fitted shelving.

LIVING ROOM

4.27m x 3.67m (13'9" x 11'9")

A bright spacious room with French doors taking full advantage of the wonderful sunny aspect leading to patio and garden. It has original timber flooring, coved ceiling, with an attractive contemporary style open fireplace with polished granite hearth.

FAMILY ROOM

4.39m x 2.45m (14'2" x 7'9")

This room overlooks rear garden with teak flooring, a built in press and a doorway to;

KITCHEN/BREAKFAST ROOM

5.92m x 2.67m (19' x 8'6") MAX

The extended kitchen has fitted wall and floor units, with a sink, is plumbed for a dishwasher with partial wall tiling and access to;

UTILITY ROOM

This is plumbed for both washing machine and drier with a door to the rear garden and guest w.c.

GUEST W.C.

With w.h.b.

FIRST FLOOR

LANDING

Bright and airy with access to Hot Press and the attic.

BEDROOM ONE

4.3m x 3.62m (13'9" x 11'7")

This is a large double room to the front of the house with wooden floor boards.

BEDROOM TWO

4.28m x 3.62m (13'8" x 11'7")

This is a bright double room to the rear with fitted wardrobes, a sink unit and wooden floor boards.

BEDROOM THREE

3.05m x 2.57m (9'8" x 8'3")

A lovely bright dual aspect room with a sink unit and door to balcony over garage.

BEDROOM FOUR

2.73m x 2.43m (8'8" x 7'8")

A roomy single to the front with a fitted wardrobe and desk.

BATHROOM

With suite of w.c., pedestal w.h.b. and bath with an electric Triton shower unit and is partially tiled.







Site Area

533 sq. m. (5,743 sq. ft.) approximately

Garden

Walled front garden with off street parking and access to Garage 5.5m x 2.43m (17'8" x 7'9") with curved lawn area bordered by brick edging and perimeter mature evergreen hedges with a lovely specimen cherry tree. The glorious south west facing rear garden, 28m x 11.6m (90ft x 37ft). approx. is an oasis of peace and tranquillity with an extensive lawn ideal for children's play. The family sized garden is both secluded and sheltered by a selection of mature trees and shrubs. There is a sun trap patio area and a timber storage shed.

BER

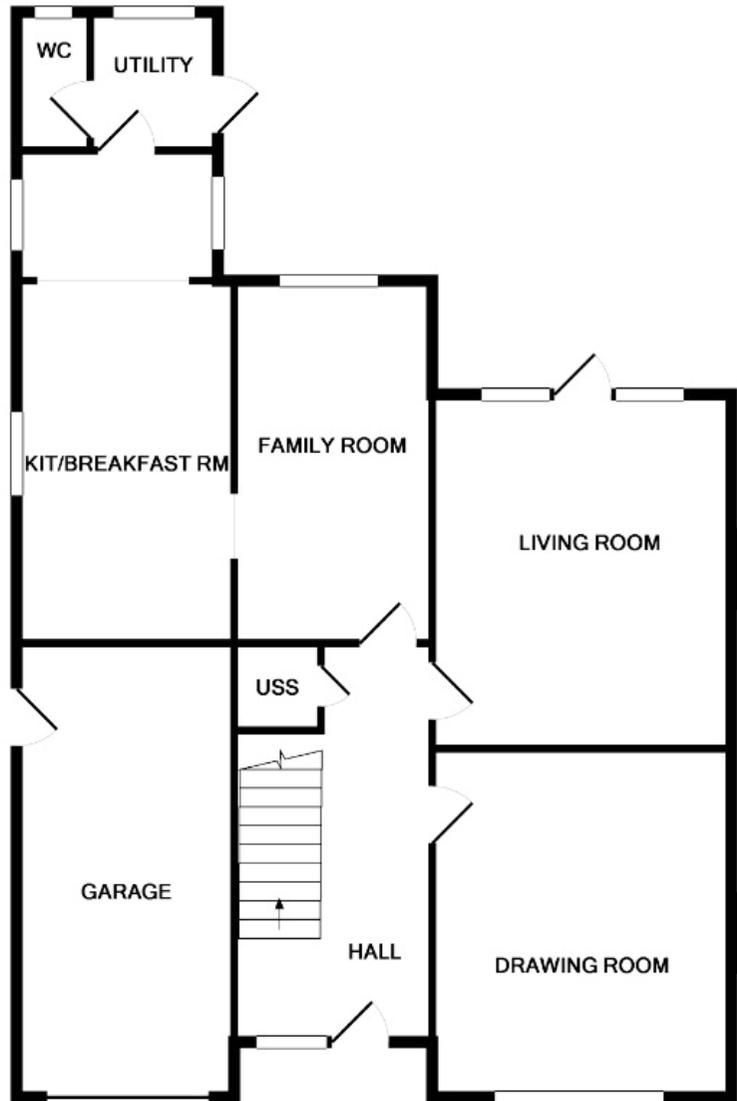
BER No. 108640459

OUTPUT 321.13 kWh/m²/yr

BER E1







GROUND FLOOR



1ST FLOOR

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