



33 Glencairn View

The Gallops, Leopardstown, Dublin 18

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Features

- Well located family home with ample parking and side access
- Floor area of approximately 135 sqm (1,453 sq.ft.)
- Situated in a highly regarded mature family-oriented development
- Excellent public transport including LUAS and numerous bus routes
- Surrounded by numerous shopping facilities including Leopardstown Shopping Centre, Dundrum Town Centre and Cornelscourt
- Nearby to a host of primary and secondary schools including Holy Trinity and Educate Together within the development
- Gas fired central heating
- Easily convertible attic should one require additional space

33 Glencairn View is an instantly appealing family home that enjoys an enviable position within The Gallops, one of South Dublin's most popular residential developments. The property is approached by a driveway to the front providing excellent off-street parking, with the remainder laid out in lawn and benefiting from gated side access to the rear garden.

Internally, the bright and spacious accommodation has been tastefully refurbished and is presented in excellent decorative order throughout. A welcoming reception hall with understairs w.c. leads to a large living room overlooking the front garden. Double doors connect through to the dining room, which in turn opens out to the rear garden via French doors, creating a wonderful flow of space ideal for family living and entertaining. Off the dining room lies an attractive kitchen/breakfast room complete with quality integrated appliances and ample storage. A separate utility room and a further versatile reception room — ideal as a home office, playroom, or TV room — complete the ground floor accommodation.

Upstairs there are four generous bedrooms, including a spacious main bedroom to the front with ensuite shower room. A family bathroom serves the remaining bedrooms. The attic, as in many properties of this type, offers excellent potential for conversion, providing additional accommodation if desired.

The rear garden is fully walled, enjoys a high degree of privacy, and is mainly laid out in lawn with a patio area ideal for outdoor dining and relaxation.

The location could not be more convenient, set within this mature and much sought-after development renowned for its family-friendly amenities, including large open green areas, playground, tennis and basketball courts. There is an abundance of recreational and leisure facilities nearby including numerous golf clubs, Leopardstown Racecourse and Westwood Gym, Fernhill Park and Gardens, and a range of local shops at Leopardstown Shopping Centre and The Park Carrickmines, with Dundrum Town Centre and Cornelscourt only a short drive away.

Families are particularly well catered for with an excellent choice of primary and secondary schools nearby including Holy Trinity National School, Gaelscoil Shliabh Rua, Educate Together Junior and Secondary Schools, and Rosemont School. Glencairn LUAS stop is literally a stone's throw away, providing swift access to the city centre, while the nearby M50 interchange ensures easy access to all major road networks and Dublin Airport via the Aircoach from Central Park.





Accommodation

Entrance Porch: Leads to the reception hall

Reception Hall: 1.8m x 5.1m (5'11" x 16'9") With ceiling coving and tiled floor

Understairs WC: Comprising of wash hand basin & wc.

Living Room: 4.15m x 5.4m (13'7" x 17'9") With bay window overlooking front, attractive stone fireplace, slate hearth, gas coal effect fire, ceiling coving, centre rose and double doors leading to the dining room

Dining Room: 3.8m x 3.0m (12'6" x 9'10") with recessed lighting, double door leading to the kitchen and doors leading to the rear garden

Kitchen/Breakfast Room: 3.3m x 4.3m (10'10" x 14'1") Kitchen is fitted with a range of overhead press and drawer units, stainless steel sink unit, dishwasher, Neff oven, four ring

ceramic Neff hob with extractor over, integrated fridge/freezer, dishwasher, picture window overlooking rear garden and door leading to

Utility Room: Plumbed for washing machine, excellent storage, door to side, wash hand basin and gas fired boiler

Family Room: 2.7m x 5.2m (8'10" x 17'1") potential for a 5th bedroom, floor to ceiling built in fitted wardrobes and window overlooking front.

Upstairs

Bedroom 1: 2.85m x 3.7m (9'4" x 12'2") With built in fitted wardrobes

Bedroom 2: 2.8m x 2.4m (9'2" x 7'10") With window overlooking rear and built in fitted wardrobes

Bedroom 3/Main Bedroom: 3.3m x 4.5m (10'10" x 14'9") With an excellent range of built in fitted wardrobes, window overlooking front and door to ensuite

Ensuite Bathroom: Comprising of pedestal wash hand basin, wc, corner shower, tiled floor and part tiled walls

Bedroom 4: 2.8m x 2.6m (9'2" x 8'6") With floor to ceiling built in wardrobes and window overlooking front

Landing: With access to the attic and hot press

Bathroom: Comprising of pedestal wash hand basin, wc, bath with telephone shower attachment, tiled floor and part tiled walls

Rear Garden: Attractive fully walled garden, mainly laid out in lawn, side access and timber shed.

BER Information

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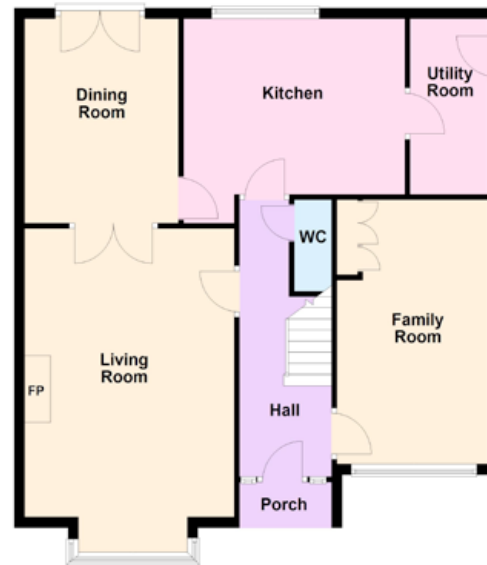
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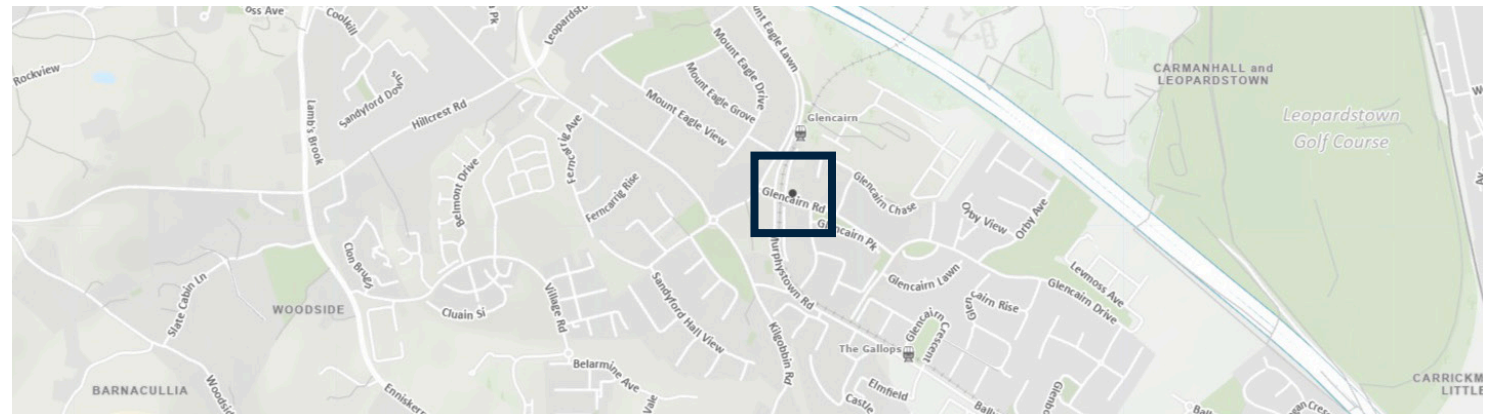
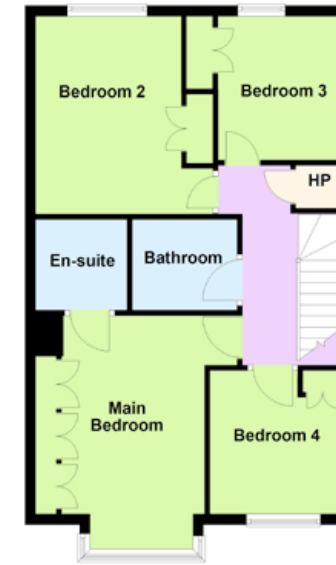
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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