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For Sale by Private Treaty



15 Glenamuck Cottages, Carrickmines, Dublin 18.

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## For Sale by Private Treaty

# 15 Glenamuck Cottages, Carrickmines, Dublin 18.



Allen & Jacobs is delighted to bring to the market this lovely semi-detached cottage situated on an extensive Southerly orientated site (approx. 0.2 acre) in the quiet cul de sac. The property is well laid out and has been extended to provide c.82sqm/883sqft of accommodation. Requiring some modernisation but oozing with potential given the generous gardens to the side and rear.

The location is ideal with Ballyogan Wood Luas stop 20 minutes' walk away making the journey into the city centre, Sandyford and Cherrywood extremely convenient on the extended Green Line. The M50 is also only minutes away giving easy access to all major transport routes.

There are numerous amenities close by to include; schools, parks, shopping, sports facilities, hospitals and public transport.

Accommodation briefly comprises; porch, entrance hall, living room, 3 bedrooms, kitchen/breakfast room, utility area and bathroom

“A charming cottage oozing with potential-viewing highly recommended”

### At A Glance

- Semi-detached residence c.82sqm/883sqft
- Secluded southerly orientated extensive gardens (approx. 0.2 acre)
- Obvious potential to extend
- OFCH
- Double glazed windows
- Off street parking to front & side
- Quiet cul de sac
- Easy Reach of M50
- 20 Minutes' walk to LUAS Station
- Close to all amenities



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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### Notes:

### Negotiator

Gary Jacobs MSCSI MRICS

### Accommodation

Porch: 1.66 x 1.35

Living room: 4.54 x 3.4 Marble open fire, ceiling coricing

Bedroom 1: 4.5 x 3.1 Built in wardrobes, centre vanity units, overhead storage, timber floor ceiling coricing

Bedroom 2: 3.62 x 2.4 Timber floors, shelved hot press

Bedroom 3: 2.62 x 2.04 Timber floors

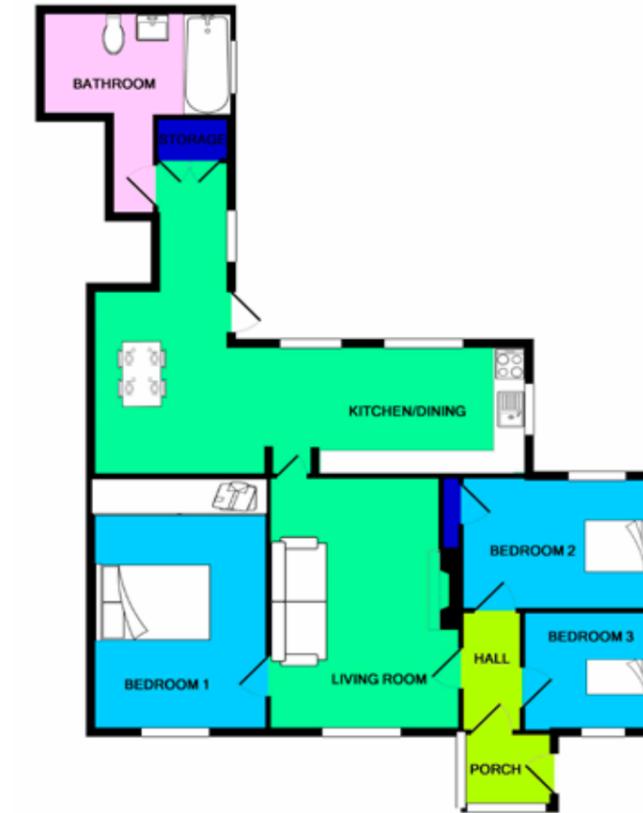
Kitchen/dining room: 7.73 x 3.4 (max.) Fully fitted eye & floor press units, tiled splashback, tiled floor; stainless steel sink unit, door to garden

Utility area: 2.35 x 1.35 Tiled floor; timber ceiling with recessed lighting, plumbed for washing machine

Bathroom: 3.45 x 1.92 Bath with fitted shower unit, whb, wc, fully tiled floor

### Outside:

To the front is a hedged garden with off street parking to the front & side. There is a lawn, shrubs, and mature tree. To the rear is are lovely southerly orientated gardens which are mainly laid out in lawn with a variety of shrubs and mature trees. There is also a storage outhouse and large patio area.



For Identification Purposes Only/Not To Scale

