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For Sale by Private Treaty



14 Orby Way, The Gallops, Leopardstown, Dublin 18

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14 Orby Way, The Gallops, Leopardstown, Dublin 18



Description Allen & Jacobs present are delighted to present this beautifully presented three bedroom mid terrace house. Nestling in this extremely popular residential development and positioned at the end of a quiet cul de sac adjacent to an open green. Providing well proportioned, light filled accommodation spanning approximately c.105 sqm the property also benefits from a large and sunny west facing rear garden & off street parking to the front. This is the ideal family home and comes to the market in perfect condition throughout.

Accommodation briefly comprises entrance hall, living room, kitchen/dining room, guest wc, three bedrooms (master ensuite) and family bathroom.

“Viewing Highly Recommended”

Location The location is extremely convenient with plenty of amenities close by including the LUAS station at Murphystown Road only a short stroll away. The M50 is only minutes away giving easy access to the city centre and all major transport routes. A host of Shopping facilities are close by including the Leopardstown Shopping Centre which includes Dunnes Stores. The Dundrum Town Centre is also within easy reach as are Stillorgan and Foxrock villages. Viewing strongly recommended.

Features

- Well Proportioned Light Filled Accommodation
- Large and Secluded West Facing Rear Garden
- Off Street Parking
- Minutes From LUAS Station
- Quiet Cul de Sac Position
- Easy Reach of the City & All Transport Route Via M50
- GFCH
- Timber Framed Double Glazed Windows Throughout
- Adjacent to Open Green
- Residents Tennis Courts
- Alarm
- Master Bedroom With Esuite
- Downstairs WC
- Multiple Phone & TV Connection



GROUND FLOOR



1ST FLOOR

For identification Purposes Only/Not To Scale
Made with Metropix 62014

Accommodation

Entrance Hall: 4.81m x 2.07m: Timber floors.

Guest WC: With wc & whb. Tiled floor.

Living Room: 6.42m x 3.4m: Wooden floors. Feature open fire with timber mantle. Bay window. TV point. Double doors to . . .

Kitchen/Dining Room: 5.61m x 5.55m: Open plan room with stunning fully fitted kitchen with extensive range of wall and floor units. Fitted sink with drainer. Tiled floor. Double door to rear garden.

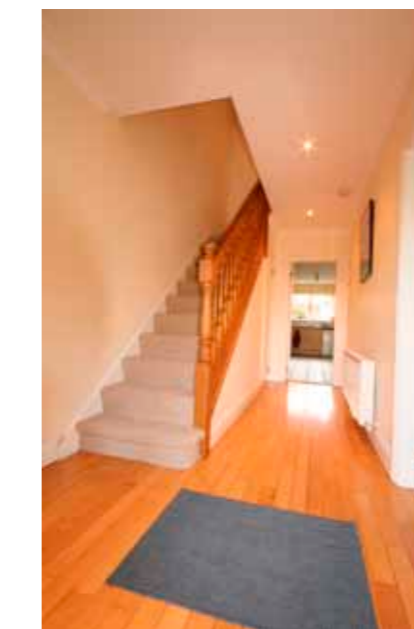
Upstairs

Landing: 2.09m x 1.24m: Large shelved hot press with dual immersion.

Bedroom 1: 5.6m x 3.6m: With built in wardrobes.

Ensuite: 2.38m x 1.3m: Bathroom suite with shower; whb, wc.

Bedroom 2: 3.12m x 3.02m: Built in wardrobes.



Bedroom 3: 3.3m x 2.4m:

Bathroom: 2.41m x 1.68m: Fitted bathroom suite with bath and shower. Pedestal whb, wc.

Outside

The front is mainly in lawn with off street parking. To the rear is a large, private garden with a sunny west facing aspect.

Viewing

Strictly By Prior Appointment
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Negotiator

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Notes: