

FOR SALE BY PRIVATE TREATY

# 36 WOODLANDS PARK

GLENAGEARY, CO. DUBLIN, A96 HX2

Asking Price

€695,000



BER E1

**Tom  
O'Higgins**  
ESTATE AGENT

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# 4 Bed – 2 Bath

## 135sqm / 1,453 sqft

**ASKING PRICE €695,000**

36 Woodlands Park is an attractive semi-detached home situated in a mature residential development surrounded by a plethora of amenities. The property was extended and upgraded to provide well laid out, flexible accommodation that includes a single storey extension to the rear and a cleverly designed attic conversion.

The front garden is paved and provides off street parking for two cars as well as access to the garage which could easily be converted to further living accommodation (S.P.P.) if required.

Internally, the accommodation comprises a reception hall, living room/bedroom, sitting room, bathroom and kitchen/dining room with separate utility on the ground floor. Upstairs there are three bedrooms and a bathroom on the first floor and stairs leading to the converted attic.

The rear garden benefits from a southerly orientation and is laid out with a sun-drenched patio area and lawn together with a block built shed/workshop.

The location of Woodlands Park will be of immense appeal to those seeking a home in a mature residential location surrounded by such a wide range of amenities and facilities including excellent schools, local shopping at Killiney Shopping Centre, Dunnes Cornelscourt and Cabinteely Village and a wide range of sporting facilities in Kilbogget Park including Rugby, Soccer, GAA and a newly installed running track due for completion soon. The property is well serviced by public transport with various bus routes on Rochestown Avenue and the N11 providing easy access to Dublin City centre.

### FEATURES

- Flexible accommodation
- Off street parking
- South facing rear garden
- Attic conversion
- Gas fired central heating
- Double glazed windows

### BER

E1

No: 109761254 314.28 kWh/m<sup>2</sup>/yr



# ACCOMMODATION

## Reception Hall

With wood flooring and understairs storage.

## Living Room / Bedroom (4)

With feature cast iron fireplace and timber surround.

## Sitting Room

Feature fireplace with gas inset and timber surround. Fitted shelving and double doors to the dining room.

## Bathroom

With tiled floors and part tiled walls, w.c., w.h.b. and Triton electric shower. Recessed lighting.

## Kitchen / Dining Room

Fitted kitchen with integrated appliances, tiled floor and breakfast bar. Dining area with wood flooring. Recessed lighting and speakers. Motorised Velux roof-lights. Access to rear garden.

## Utility room

With tiled floor, stainless steel sink, countertops and cupboard.

## Garage

Could be converted to living accommodation (subject to planning permission) if required.

## Landing

With stairs to attic.

## Bedroom (1)

Bright double room to the rear with wood flooring and fitted wardrobes.

## Bedroom (2)

Double room to the front with fitted wardrobe, wood flooring and roller blind.

## Bedroom (3)

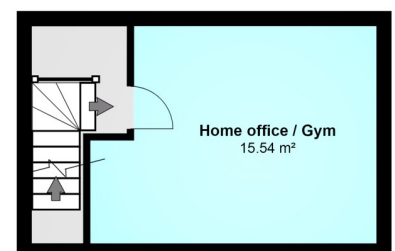
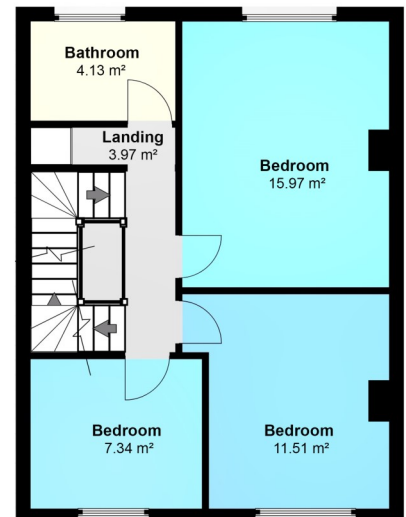
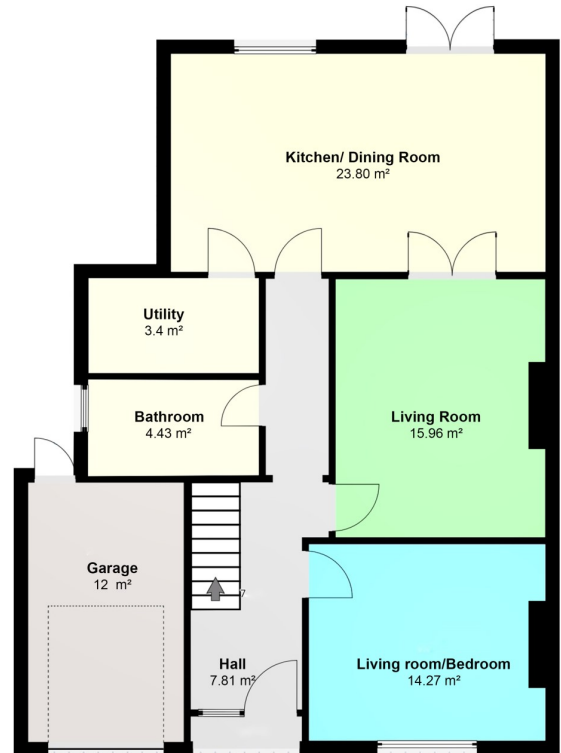
A generous single bedroom with built in wardrobes.

## Bathroom

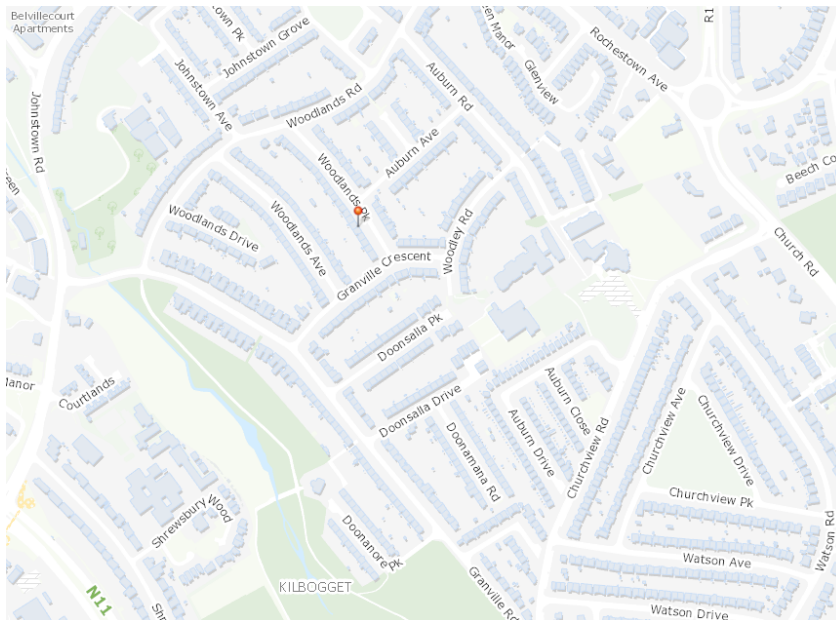
With tiled floor, w.c., w.h.b. and bath with overhead electric shower.

## Home office / Gym

A superb attic room, flooded with natural light and benefiting from spectacular views of the Dublin mountains and the Sugar Loaf, currently in use as a Pilates and wellness studio.



Not to scale. For identification only.



# Tom O'Higgins

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Negotiator

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