

20 HARLECH DOWNS



Clonskeagh, Dublin 14

FOR SALE



20 HARLECH DOWNS

A spacious four bedroom semi-detached family home located within this small cul-de-sac development of just 25 houses built in the late 1980's within striking distance of the city centre.

The property is presented in turnkey condition having been renovated to an impeccably high standard by the current owners in 2013. This contemporary light filled home provides well appointed and spacious accommodation extending to approximately 133 sq. m / 1,430 sq. ft with finishes to include laminate walnut and white oak flooring, Italian Porcelain tiled floors, part glazed doors, it is guaranteed to appeal to an incoming purchaser seeking a home ready for immediate occupation. On entering No 20, one is immediately struck by the welcoming hallway which sets the overall tone for what lies ahead.

The hallway with Italian Porcelain tiled floor is complete with a guest WC, cloaks cupboard and understairs storage area. To the right of the entrance hall is the living room overlooking the front of the house with a traditional open fireplace with liemstone surround and granite inlay there is an oiled laminate walnut floor, ceiling coving and glazed double doors open into the kitchen / dining room which can also be accessed from the entrance hall.



ACCOMMODATION



The open plan 'L' shaped kitchen / dining room is fitted with cream timber units and integrated electrical appliances, this modern space is undoubtedly the heart of the home and caters for the growing family's needs. French doors open out to the rear garden.

Upstairs, are four spacious bedrooms, three doubles and a large single. The main bedroom has the benefit of built-in wardrobes and a large ensuite shower room with an electric pumped shower. Bedrooms 2 & 3 are also fitted with built-in wardrobes, there is a good sized family bathroom and from the landing access via a pull down Stira stairs leads to the partially floored attic, providing excellent storage space.



ACCOMMODATION



G R O U N D S & L O C A T I O N

The front garden is set in lawn with flower borders and a tarmacadam driveway provides off street parking for two cars. A side passage provides access to the landscaped rear garden which enjoys great privacy. The walled/fenced garden is mainly laid out in lawn with flower and shrub borders. There is an attractive patio area to enjoy 'al fresco' dining and a garden shed.

Harlech Downs is a small cul-de-sac development tucked in off Goatstown Road. Clonskeagh is a most sought after residential suburb within South County Dublin and it is easy to see why, there is a wealth of recreational amenities nearby to include the Airfield Estate, UCD Campus and the David Lloyd Health Club.

Some of Dublin's best schools are within easy reach to include Our Lady's Grove, Scoil St Teresa, Gonzaga, St. Killians, Mount Anville, Blackrock and Alexandra Colleges. The villages of Ranelagh, Dundrum and Donnybrook with their extensive array of shopping facilities and eateries are all closeby.



F E A T U R E S

- Gas fired central heating
- Double glazed windows
- Alarm
- Landscaped front & rear gardens
- Off street parking
- Turnkey condition



DETAILS

BER: C2 | BER Number: 104736343

Energy Performance Indicator:

184.23 kWh/m²/yr

Approx. Size: 133 sq. m. / 1,430 sq. ft.

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



Jacqui McCabe
Senior Sales Agent
jacqui.mccabe@ie.knightfrank.com



+353 1 634 2466



residential@ie.knightfrank.com

FLOOR PLANS

Ground Floor



First Floor



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



20-21 Upper Pembroke Street
Dublin 2

Tel: +353 1 634 2466

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PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

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