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For Sale by Private Treaty



Summerhill, Mount Anville Road, Goatstown, Dublin 14

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For Sale by Private Treaty

Summerhill, Mount Anville Road, Goatstown, Dublin 14



Description Allen & Jacobs are delighted to present this lovely detached bungalow residence which is presented in immaculate condition throughout and provides light filled well-appointed accommodation, measuring c.148 sq/m. Summerhill, originally built on the site of two properties, boasts wonderful and very large gardens to the front and rear offering exceptional potential to extend the property or even to the discerning developer who could easily develop apartments or townhouses (subject to the necessary planning permission).

Location A prime location, with a host of amenities in close proximity including Stillorgan Shopping Centre, a selection of South Co Dublin's finest schools and colleges, the wonderful Deer Park with it's extensive range of amenities, Churches, U.C.D. Belfield. The house is also conveniently located to Leopardstown Race Course, Sandyford and Stillorgan Business Parks and the Shopping Centres of Blackrock and Dundrum. Close to hand are an excellent choice of transport links including the QBC and LUAS line. The road networks of the M50 and the N11 are also easily accessed.

Accommodation briefly comprises Reception Hall, livingroom, diningroom, kitchen, utility room, 3/4 bedrooms (master ensuite), lounge/bedroom 4 & family bathroom.

Viewing strongly recommended

Features

- Stunning condition throughout
- Very large gardens to the front and rear
- Obvious potential for development (subject to planning permission)
- Detached bungalow of over 148 sq/m
- Ample off street parking
- Mature residential location
- Close by to all amenities including
- Easy reach of the city & all transport route via M50
- GFCH
- Phone & TV Connection



Viewing
Strictly By Prior Appointment
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Negotiator
Andrew Allen MIPAV MCEI

Notes:

Accommodation

Reception Hall: r.14m x 2.26m: Large hall with storage press.

Living Room: 5.15m x 3.9m: Feature open fireplace with ornate marble mantle and brass inset.

Dining Room: 5.06m x 4.70m: With consortina doors to rear garden. Arch to . .

Kitchen: 3.72m x 2.33m: Modern fitted kitchen with extensive range of wall and floor units.

Utility Room: 3.05m x 1.78m: With fitted presses.

Rear Hall:

Bedroom 1: 4.29m x 4.19: With built in wardrobes.

Ensuite: 2.37m x 2.12m: With shower; wc & whb.

Bedroom 2: 2.54m x 3.14m: With built in wardrobes.

Bedroom 3: 3.14m x 2.07m: With built in wardrobes.

Bathroom: 2.11m x 1.91m: With bath, wc & whb. Hotpress with immersion.

Lounge/Bedroom 4: With double doors to front garden.

Outside

To the front is a walled garden with a variety of plants, shrubs and driveway providing off street parking. The property also boasts road frontage of approximately 28m while the front wall to rear wall measure approximately 55m.

