

# For Sale

Asking Price: €1,295,000

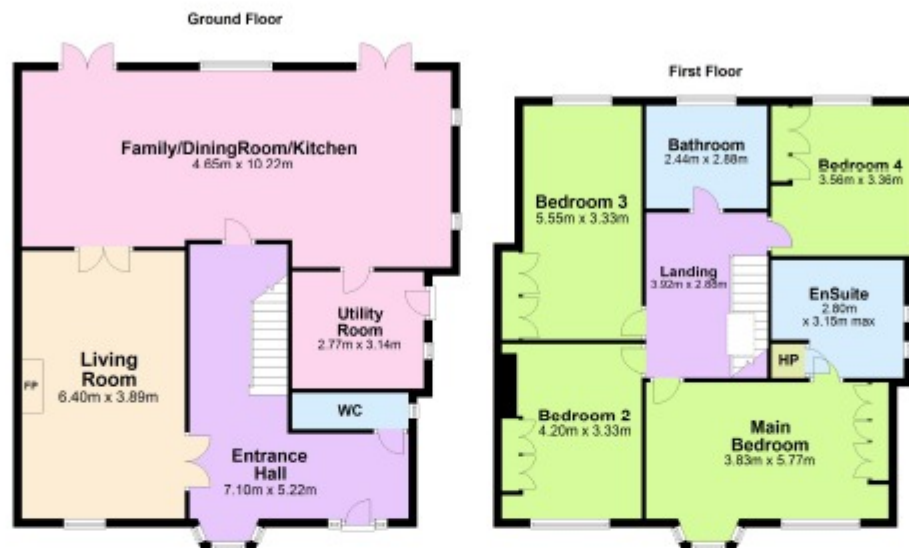


67 Glenomena Park, Booterstown,  
Co. Dublin, A94 C522

[sherryfitz.ie](https://sherryfitz.ie) - make and view offers 24/7

BER C1





67 Glenomena Park is a beautifully presented four bedroomed home in this highly sought after location. Presented in turn-key condition throughout having undergone a complete refurbishment in recent years. It offers light filled, modern, open plan living accommodation downstairs with 4 large double bedrooms upstairs including a spacious en-suite.

The accommodation extends to 2120sqft of spacious rooms. Stepping through the front door you are immediately greeted with a large bright open hallway with glass panelling surrounding the door and feature 1950's box bay window. Leading from the hall through double glass doors into the spacious living room with modern stone fireplace with large alcoves perfect for family gatherings. Double doors leading from the living room into the open plan kitchen give this wonderful home the ideal flow for modern family life. The utility room which leads off the kitchen is exceptionally large with fully fitted units and integrated washing machine, the side door leads to the side passage perfect for bike storage and bin access. Upstairs there are exceptionally spacious four double bedrooms, the main bedroom with a large ensuite with his 'n hers sinks and walk in shower. The main family bathroom with shower and bath completes the accommodation to this beautiful home.

The garden boasts the all important South West facing orientation, flooding the home with warmth and light. The beautiful landscaping and mature planting along with the paved patio give it the perfect spot for alfresco dining in the summer months.

To the front of the house there is a landscaped and paved driveway with space for off street parking for two cars.

The house is excellently located on this quiet leafy enclave with a host of amenities right on its doorstep on Woodbine Road including a shop, post office, Woodbine pharmacy, cafe and food outlets. There are a host of local schools in walking distance St Michaels, Blackrock College, Mount Anville, Colaiste Eoin, Colaiste Iosagan and The Teresian School to name but a few. It is also surrounded by some of south Dublin's most sought after villages, including those in Donnybrook and Blackrock and in walking distance to UCD and St Vincents Hospital. The N11 is a short walk from the house with many routes on the bus corridor linking swiftly to the city centre.

Viewing this property is highly recommended.

#### SPECIAL FEATURES

- Fully renovated spacious family home.
- Open plan kitchen/family room.
- Southwest facing rear garden.
- Private not overlooked front or back.
- Off street parking for two cars.
- Four large double bedrooms.
- Quiet residential road.
- Large utility with side entrance.

## ACCOMMODATION

Floor Area: 197sq.m. / 2120sq.ft. approx.

**Entrance Hall** Bright open hallway, modern door with glass panelled surround. Large feature box bay window flooding the hallway with light.

**Living Room** Large family room with wood flooring and recessed lighting. Modern stone fireplace with large alcove space on either side. Large window overlooking to the front with view of greenery and mature trees with nothing overlooking. Glass double doors leading to open plan kitchen.

**Kitchen/Living Room** Large open plan living space and kitchen. Contemporary kitchen units and natural stone floor tiles. Kitchen island with marble worktop and built in sink. Double doors on either end with large floor to ceiling glass window to the centre.

**Utility Room** Spacious room with built in sink, ample storage, floor and wall hung units and wrap around worktop.

**Guest WC** Tiled floor, wash hand basin with tiled backsplash.

**Stairs & Landing** Carpet stairs leading to very large landing with potential to add stairs for attic conversion. Skylight filling the area with more light.

**Main Bedroom En Suite** Main bedroom with fully fitted wardrobes, large window and additional box bay window. With large shower room ensuite.

**Bedroom 2** Double bedroom, carpet flooring, recessed lighting, fitted wardrobes.

**Bedroom 3** Double bedroom, fitted wardrobes, carpet flooring and recessed lighting.

**Bedroom 4** Double bedroom with fitted wardrobes, carpet flooring, recessed lighting.

**Bathroom** Family bathroom with tiled flooring, walk in shower, bath, WC, sink and window to back of house.

## GARDEN

The garden to the rear is flooded with light from late morning till sunset without interruption from trees or buildings. The garden itself, is in lawn with landscaping and mature planting and has a paved patio area perfect for garden furniture. To the front of the house there is off street parking for two cars on the paved driveway which is also beautifully lined with landscaped planting.

## BER

BER C1, BER No. 100793066

Energy Performance Indicator: 163.19 kWh/m<sup>2</sup>/yr



**mySherryFitz**

Open 24/7

REGISTER NOW TO SEARCH FOR PROPERTIES, MAKE AND VIEW OFFERS, ANYTIME YOU LIKE.



24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS



**NEGOTIATOR**

Weston Desmond MIPAV  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 086 814 9979  
E: weston.desmond@sherryfitz.ie

**MORTGAGE ADVICE**

For mortgage advice talk to  
Emmet Farrelly  
T: 01 2880088  
M: 087 1245 891  
E: blackrock@sherryfitz.ie

[sherryfitz.ie](http://sherryfitz.ie)

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.