



FOR SALE

by Private Treaty

4 Woodbine Avenue, Booterstown, Co. Dublin

BER C1

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Allen & Jacobs is delighted to present this lovely extended semi-detached family home nestled in this extremely popular neighbourhood. Presented in excellent condition with well-proportioned accommodation c.137sqm/1,475sqft which benefits from streams of natural light from its southerly orientation to the rear. Other features include, uPVC double glazed windows, gas fired central heating & ample off-street parking to the front.

The property has easy access to the city centre as it is conveniently situated between the Stillorgan Road & the Rock Road, giving access to both QBC's & the DART at Booterstown. The amenities of Blackrock & Stillorgan are also within easy reach and some local shops/cafes are only a short stroll away. There is an excellent selection of both primary & secondary schools surrounding the property & UCD is only a stone's throw away.

Accommodation briefly comprises porch, hall, dining room, living room, kitchen/breakfast room, playroom/study & guest toilet. Upstairs are 4 bedrooms (2 x en-suite) & a shower room.

Viewing highly recommended.

At a Glance

- ♦ Attractive semi-detached family home
- ♦ Two storey extension to the rear
- ♦ Conversion to the side
- ♦ Well laid out accommodation c.137sqm/1,475sqft
- ♦ Ample off-street parking
- ♦ Private southerly orientated patio garden to the rear
- ♦ uPVC double glazed windows
- ♦ 2 x en-suites
- ♦ Walk in wardrobe area
- ♦ GFCH
- ♦ Attic insulated
- ♦ Close to all Amenities
- ♦ Beside QBC
- ♦ Close to DART
- ♦ Easy reach of city centre
- ♦ Beside to UCD



Accommodation

Ground Floor

- ♦ Entrance hall:
- ♦ Guest toilet: 1.5m x .8m
- ♦ Dining room: 3.3m x 3m
- ♦ Living room: 6.4m x 3.5m
- ♦ Kitchen/breakfast room: 5.6m x 2.9m
- ♦ Playroom/Study: 6.6m x 2.3m

Upstairs

- ♦ Bedroom 1 (rear): 5.5m x 2.9m (max.)
- ♦ En suite: 2.5m x 1.5m
- ♦ Bedroom 2 (middle): 3.3m x 2.1m
- ♦ Bedroom 3 (front): 4.2m x 2.6m
- ♦ Bedroom 4 (front): 3.4m x 2.6m
- ♦ En suite: 2.1m x 1.6m
- ♦ Shower room: 2m x 1.2m

Outside

To the front is a paved garden with ample off-street parking. To the rear is a private southerly orientated patio garden with tiled patio area, raised planters, artificial grass & timber storage shed.



Negotiator

Gary Jacobs MSCSI

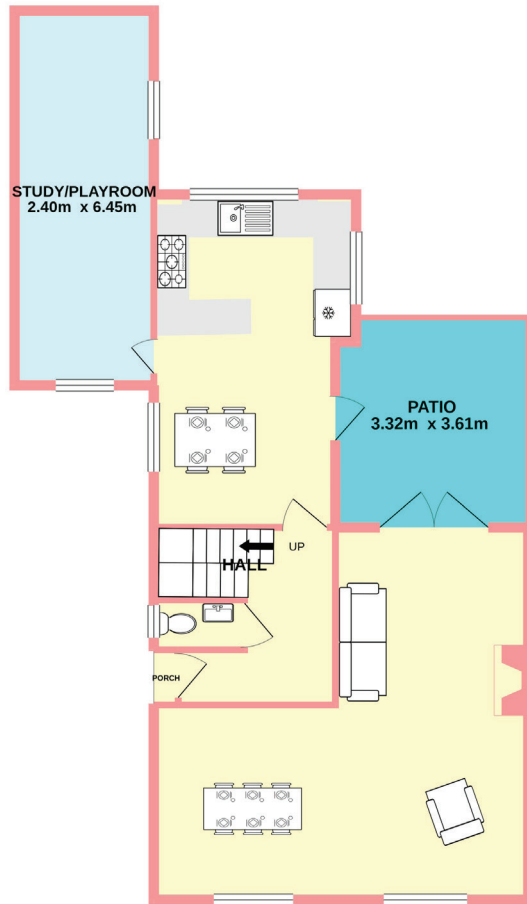
Viewings

Strictly by prior appointment
only with sole agents

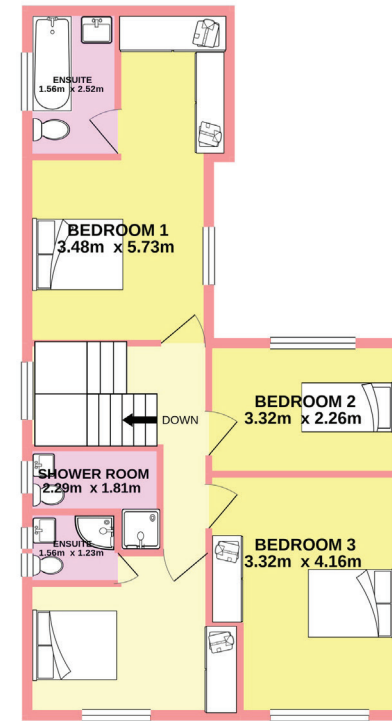
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Ground Floor



First Floor



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