



**FOR SALE**

by Private Treaty

4 Woodbine Avenue, Booterstown, Co. Dublin



# 4 Woodbine Avenue, Booterstown, Co. Dublin

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

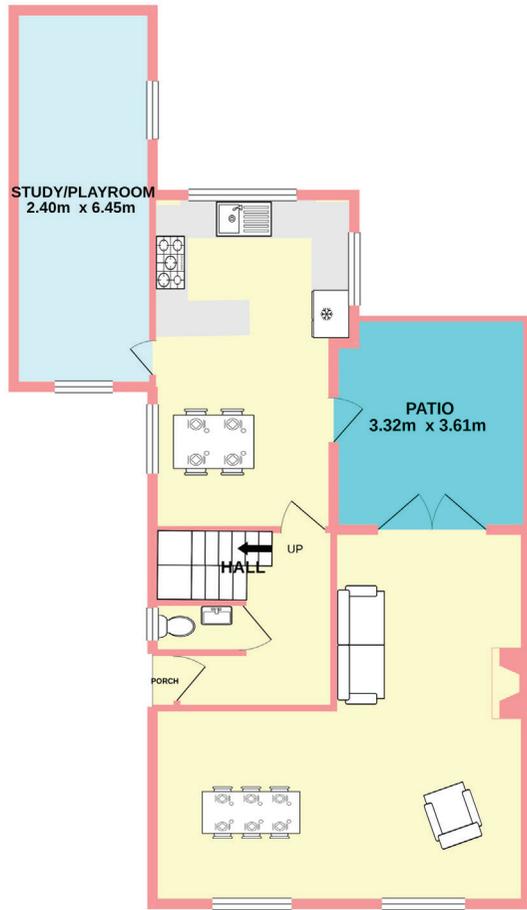
### Viewings

Strictly by prior appointment  
only with sole agents

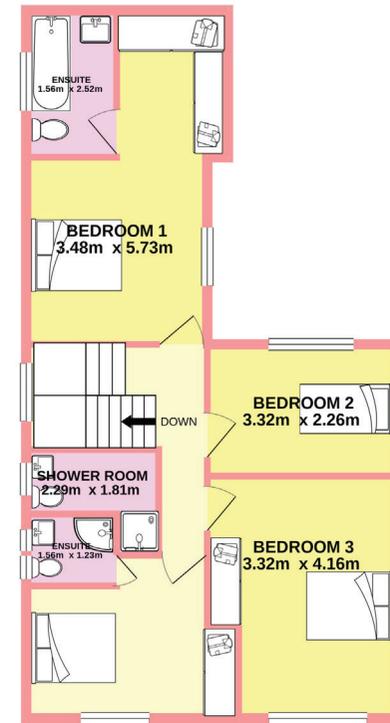
### Allen & Jacobs (Southside Office)

107 Fosters Avenue,  
Mount Merrion, Co. Dublin  
t: 01 2100 360  
e: [info@allenandjacobs.ie](mailto:info@allenandjacobs.ie)  
w: [allenandjacobs.ie](http://allenandjacobs.ie)





Ground Floor



First Floor



PSRA License No. 002964

**Allen & Jacobs Estates (Southside Office)** 107 Fosters Avenue, Mount Merrion, Co. Dublin.  
**T:** +353 1 210 0360 **F:** +353 1 278 9494 **E:** info@allenandjacobs.ie **www.allenandjacobs.ie**



The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, or services. Interested parties must undertake their own investigation into the working order of these items.