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For Sale by Private Treaty



9 Orby Court, The Gallops, Leopardstown, Dublin 18

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For Sale by Private Treaty

9 Orby Court, The Gallops, Leopardstown, Dublin 18

Constructed in 2012

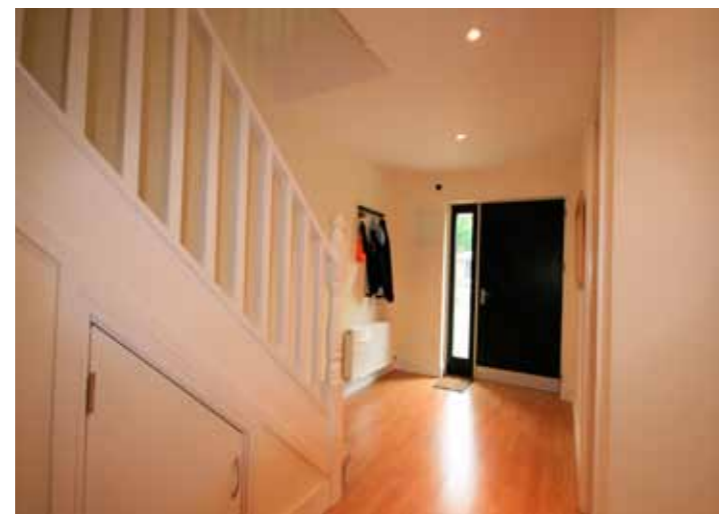
Allen & Jacobs are delighted to present this attractive semi-detached bay windowed residence. Constructed in 2012, the property benefits from all the modern standards of building construction and insulation, resulting in a high efficiency BER rating of B3. The property is presented in excellent condition throughout with well-proportioned accommodation spanning a generous c.102sqm/1,098sqft. Other features include contemporary fitted kitchen and bathroom suites while it also enjoys a position at the end of a cul de sac with generous off street parking afforded.

Situated adjacent to an open green area with playground and tennis courts, the location is ideal with the LUAS station around the corner making the journey into the city centre extremely convenient. All amenities are within easy reach with a host of shopping facilities close by including, the Carrickmines Shopping Centre, Dundrum Town Centre and Stillorgan Shopping centre. The M50 is also only minutes away giving easy access to the city centre and all major transport routes.

Accommodation briefly comprises Entrance Hall, Guest Toilet, Living room, Kitchen room and Dining room. Upstairs are 3 bedrooms (master en suite) and main Bathroom.

At A Glance

- Built in 2012
- High Energy Efficiency BER: B3
- Presented in Excellent Condition Throughout
- Semi Detached Residence c102sqm/1,098sqft
- South Easterly Orientated Rear Garden
- GFCH
- Contemporary Kitchen & Bathroom Suites
- Timber Double Glazed Windows
- Master Bedroom En suite
- Large Guest Toilet
- Side Entrance
- Off Street Parking
- Cul de Sac
- TV & Phone Connection
- Wired for Alarm
- Easy Reach of M50
- Minutes to LUAS Station



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator

Gary Jacobs MSCSI

Notes:



Accommodation

Entrance Hall Timber Laminate floor; phone point, under stairs storage, recessed lighting

Guest toilet Pedestal whb, wc, fully tiled floor; plumbed for washing machine, recessed lighting, extractor fan

Living Room 3.43 x 5.7 (into bay window) Feature natural stone fireplace with granite insert and hearth, fitted coal effect gas fire, TV point

Dining Room 3.73 x 3.44 Timber laminate floor; double doors to garden

Kitchen 3.77 x 2.77 Fully fitted eye & floor level press units, 1.5 stainless steel sink unit, integrated dishwasher; integrated fridge/freezer, oven, hob extractor fan, attractive granite worktop and splashback, fully tiled floor, recessed lighting, door to garden

Upstairs

Landing Thermostat, shelved hot press with dual immersion, access to attic, recessed lighting, natural light tunnel

Bathroom Fitted bath with shower attachment, counter with granite top and fitted whb, wc, under sink storage, part tiled walls, fully tiled floor; recessed lighting, heated towel rail

Bedroom 1 (rear) 3.42 x 3.22 Fitted double wardrobes and drawer unit, phone & TV point

En suite Fitted quadrant shower cubicle, pedestal whb, wc, fully tiled floors, heated towel rail, recessed lighting, extractor fan

Bedroom 2 3.65 x 2.93 Fitted double wardrobes

Bedroom 3 2.66 x 2.57 Fitted wardrobes

Outside

To the front is a walled garden with lawn, off street parking for two cars and side entrance. To the rear is a c.12.5m south easterly garden laid out in lawn.

