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For Sale by Private Treaty



10 Glencairn Green, The Gallops, Leopardstown, Dublin 18.

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For Sale by Private Treaty

10 Glencairn Green, The Gallops, Leopardstown, Dublin 18.



Allen & Jacobs is delighted to bring to the market this lovely larger style three bedroomed semi-detached bay windowed family home c.104sqm/1,120sqft presented in excellent condition throughout. Tucked away in a cul de sac and overlooking a green area, the property has many upgrades to include; new kitchen, new bathroom, new double-glazed windows & front door and extensive use of timber floors throughout. The garden to the rear is well planted, secluded and benefits from southerly orientation.

The location is ideal with the Luas stop a stone's throw away making the journey into the city centre, Sandyford and Cherrywood extremely convenient on the extended Green Line. The M50 is also only minutes away giving easy access to all major transport routes. There are a number of creches on The Gallops estate and a short walk away are modern purpose-built primary schools Holy Trinity National School and Gaelscoil Shliabh Rua. An extensive selection of secondary schools is also easily accessible by Luas. The Gallops includes a large open green area with playground and tennis courts and other amenities within easy reach by car or Luas include; Dundrum, Leopardstown, Carrickmines and Stillorgan shopping centres.

Accommodation briefly comprises; entrance hall, living room, kitchen/dining room. Upstairs are 3 bedrooms (master en suite) and main bathroom.

At A Glance

- Presented in excellent condition throughout
- Semi-detached residence 104sqm/1,120sqft
- Secluded southerly orientated rear garden
- GFCH
- uPVC double glazed windows
- Extensive use of timber laminate floors throughout
- Overlooking green area
- Attic insulated & convertible
- Close to large green area/playground & tennis courts
- Off street parking
- New front door
- Easy Reach of M50
- Minutes' walk to LUAS Station
- Close to creches/schools



Viewing

Strictly by prior appointment only with sole agents
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Negotiator

Gary Jacobs MIPAV MMCEPI

Notes:

Accommodation

Entrance hall:

Timber laminate flooring, under stairs storage

Living room: 5.1m x 3.9m

Timber fire place with tiled heath and fitted coal effect gas fire, timber laminate flooring, ceiling comicing & centre piece, double door to:

Kitchen/dining room: 3.5m x 3.3m + 5.2m x 2.8m

Fitted eye & floor level press units, tiled floor & splashback, centre island unit, double oven, hob, extractor fan, integrated dishwasher, integrated washing machine, integrated microwave, stainless steel sink unit, door to garden, timber laminate flooring, ceiling comicing & centre piece, double doors to garden

Upstairs

Landing:

Shelved hot press with dual immersion, access to attic via pull down ladder

Bedroom 1: (master/rear) 4.1m x 3.1m

Timber laminate flooring, fitted double mirrored sliding wardrobe

En suite: 2.8m x 1.35m

Tiled shower cubicle, whb, wc, tiled floor

Bedroom 2: (front) 4.5m x 3.1m

Timber laminate flooring, fitted double wardrobes

Bedroom 3: (front) 2.8m x 2.7m

Timber laminate flooring, fitted wardrobe

Bathroom: 2.8m x 1.7m

Fitted bath with shower attachment, tiled floor, whb with under storage, wc

Outside

To the front is off-street parking with lawn area. To the rear is a c.10m garden which has been well planted to include a variety of plants, shrubs and mature trees. There is also a lawn area, sit out patio and timber storage shed.

