

BER D2



47 Goatstown Road
Goatstown, Dublin 14

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INTERNATIONAL REALTY

47 Goatstown Road, Goatstown, Dublin 14

A most appealing detached four-bedroom dormer bungalow enjoying huge scope and potential due to the large, private rear garden (approx. 40m. / 131ft.) and side garage. The property is further enhanced by its convenient location with a wide range of amenities in the local area and easy access to the city centre.

No. 47 was built in the early 1960's. It has been very well maintained over the years by a single owner and now provides the opportunity for the new owner to put their own stamp on it. The particularly large garden and garage provide the opportunity to create a substantial family home as has been done with many of the adjoining properties.

The property extends to approx. 130sq.m. / 1,400sq.ft. (including integral garage) and briefly comprises a sitting room, dining room which open to the rear garden, kitchen/breakfast room, bedroom (study) and guest WC. Upstairs there are a further three bedrooms and bathroom. The property is well set back from Goatstown Road with a good-sized front garden which could be adapted to provide more parking.

The property occupies a prime position, on the Goatstown Road with easy access to local shops, restaurants, cafes, transport links, Dundrum Town Centre and Dublin city centre. The villages of Donnybrook, Ranelagh, Mount Merrion and Stillorgan are just a short distance away as are the N11 and M50, allowing easy travel around Dublin and beyond. There are regular and extremely convenient bus services and the Dundrum LUAS station is a 20 min walk. The new Goatstown Educate Together secondary school is directly across the road, and there are numerous other schools in the area, including Mount Anville, Our Lady's Grove, St. Killian's, St Benildus, Taney National School and Gaelscoil Laighean. Blackrock College, St. Andrew's College, Wesley College, Sion Hill and Colaistí Eoin and Iosagáin are also within easy reach. Gonzaga, Muckross and Sandford Park are all on a direct bus route. UCD is close by, and Trinity is on direct bus and Luas lines. There are excellent leisure facilities in the area for both adults and children, with golf, tennis. GAA rugby clubs all close by, as is the fine Deerpark. A landmark family home in a much sought-after South Dublin address, early viewing is strongly advised.

Features

- Detached four-bedroom dormer bungalow.
- Large, private rear garden. (approx. 40 sqm. / 131sq.ft.)
- Integral garage.
- Huge scope and potential to create a very substantial family home.
- Convenient location within easy access of Dundrum Town Centre & 20 minute walk to LUAS
- Gas fired central heating.
- Floor Area approx. 130sq.m. / 1,400sq.ft. (including integral garage).



Accommodation

Reception Hall: 3.3m x 3.7m (10'10" x 12'2")

Guest WC: comprising WC & WHB.

Sitting Room: 3.7m x 4.7m (12'2" x 15'5") with tiled fireplace, tiled inset and raised tiled hearth.

Dining Room: 3.6m x 4.9m (11'10" x 16'1") with door leading to the rear garden, gas wall mounted heater.

Kitchen/Breakfast Room: 4.2m x 3.7m (13'9" x 12'2") fitted with a range of presses, cupboards, drawers, worktops, one bowl stainless steel sink, drainer units, space for freestanding gas, four-ring gas hob and oven, plumbing for a washing machine, understairs storage, door to

Bedroom 4 (Study): 4.2m x 2.8m (13'9" x 9'2") with varnished timber floor

Communicating Lobby: doors to the rear garden, coal house and

Garage: 2.7m x 5.3m (8'10" x 17'5") up and over door.

Upstairs

Bedroom 1: 4.8m x 3.0m (15'9" x 9'10") plus a good range of built in wardrobes.

Landing: with hot press

Store Room: 1.9m x 1.6m (6'3" x 5'3")

Bedroom 2: 3.6m x 4.2m (11'10" x 13'9") plus storage cupboards.

Bedroom 3: 2.7m x 2.7m (8'10" x 8'10") with whb and press underneath, wardrobe.

Bathroom: bath with electric shower over, pedestal whb, wc, partly tiled walls

Outside: The front garden is walled, laid out largely in lawn with

flowerbeds, mature shrubs and bushes and plants and trees. Driveway provides off-street car parking and gated side access.

As previously mentioned, the very extensive and private rear garden (approx. 40m. /131ft.) is a particular selling feature of the home. It is walled, bordered by flowerbeds, shrubs and bushes and largely laid out in lawn and is ideal for family living.

BER Information

BER: D2. BER No: 118564939.

EPI: 292.8 kWh/m²/yr.

Eircode

D14 N205



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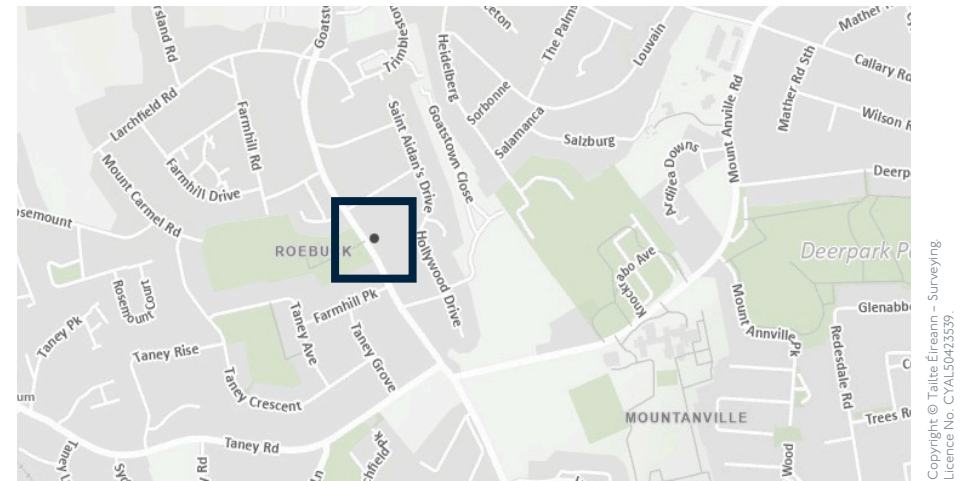
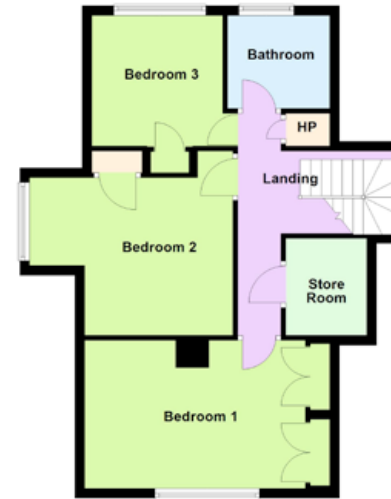
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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