



10 Friarsland Road  
Goatstown  
Dublin 14

If size is what you are looking for with a sunny west facing rear garden, then look no further. This fine 5 bedroom semi detached house with a garage offers spacious accommodation extending to c.1,600 sq.ft with potential to further extend subject to the necessary planning permission. The accommodation comprises porch to bright entrance hallway, dining room with archway to living room and door to back garden. Modern fitted kitchen with service area to a large breakfast room. Upstairs are 5 bedrooms, 2 bathrooms and a small kitchenette. Outside there is parking for two cars, access to back garden through garage. There is a long mature west facing rear garden with patio area. The property is situated in a much sought after residential area just minutes from UCD, Dundrum Village, Town Centre, several Primary and Secondary schools and a short commute to the City Centre.



- Entrance Porch to Hall      15'0" x 7'3"    With under stairs storage
- Living room                12'9" x 14'3" with fireplace and door to back garden.
- Dining room              11'9" x 11'10"    With archway to Living room.
- Kitchen                    10'4" x 8'9" with modern fitted units with built in double oven,  
gas hob, service area to breakfast room.
- Breakfast room          10'9" x 14'7" with door to back garden and garage.



- Bedroom 1                13'3" x 10'8" Double built in wardrobes.
- Bedroom 2                11'10" x 9'9" Double built in wardrobes.
- Bedroom 3                7'2" x 7'10 "
- Bedroom 4                13'1" x 8'3"
- Bedroom 5                9'8" x 18'0"

Bathroom 1      8'8" x 7'1" Modern fitted shower, w.c. and w.h.b. Tiled.

Kitchenette      9'0" x 5'0"

Bathroom 2      With fitted shower, w.c. and w.h.b. Tiled.







## Some Features

- Minutes walk to UCD
- Spacious accommodation
- Gas central heating
- Large patio area
- Large mature west facing back garden
- 2 Bathrooms
- Off street parking
- Electric garage door.

**Floor Area:** c.1,600 sq.ft. (c.148 sq.m.)

**Viewing:** By appointment only.

B.E.R. F

B.E.R. No. 107359853

EPI: 401.33 kWh/m<sup>2</sup>/yr

**Negotiator:** Paul McCartney MIPAV, REV, MCEI.

PSRA licence No. 001006-001018

**Asking Price: Region €690,000**

McCourtney Auctioneer Limited Trading as Property Team McCartney & Sons for themselves and for the seller of this property whose agents they are give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. McCartney & Sons are licensed to use the name 'PropertyTeam' as franchisees of PropertyTeam Limited. Bonded Member Firm of The Institute of Professional Auctioneers & Valuers (MIPAV). Property Services Regulatory Authority Licence No. 001006.

PropertyTeam.ie



**McCOURTNEY  
& SONS**

**McCOURTNEY & SONS**

• Auctioneers • Valuers • Estate Agents • Property Advisors

Churchtown Road Upper, Dublin 14

E: [mccourtney@propertyteam.ie](mailto:mccourtney@propertyteam.ie) • [www.propertyteam.ie](http://www.propertyteam.ie)

T: 01 296 2444