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Allen & Jacobs Estates (Southside Office) 107 Fosters Avenue, Mount Memion,
T : +353 | 210 0360 F : +353 | 278 9494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



9 Glenbourne Green, Leopardstown Valley, Leopardstown, Dublin 18.



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Allen & Jacobs is delighted to present this extended 3 bed semi detached family home. Simply beautifully presented, this is undoubtedly one of the best examples of the three-bedroom home in this extremely popular residential development. Providing superb, well-proportioned and light filled accommodation spanning approximately c.107 sqm. The property also benefits from a beautifully landscaped, very private and extremely large rear garden. No 9 also offers off street parking to the front. This is the ideal family home and comes to the market in perfect condition throughout. Accommodation briefly comprises Entrance hall, living room, kitchen/dining room, play room, guest w.c., three bedrooms, master en suite and family bathroom.

Sitting in a quiet cul de sac position, 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 Leopardstown Shopping Centre, Carrickmines Retail Park, 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.

An ideal family home with viewing highly recommended.

At A Glance

- Stunning Condition Throughout
- Extended to Rear
- Upgraded Kitchen
- Upgraded doors, skirtings, architraves throughout
- Upgraded lighting throughout including recessed down-lighters and some pendants all with new satin stainless steel dimmable light switches
- Double Glazed Windows
- Gas Fired Central Heating
- Very High Specification Finish Throughout
- Well Proportioned Light Filled Accommodation c.107sqm
- Extremely Large and Private, Secluded Rear Garden
- Off Street Parking for 2 cars
- Minutes from LUAS Station
- Easy Reach of the City & All Transport Routes Via M50
- Timber Framed Double Glazed Windows Throughout
- Phone & TV Connection
- Intruder alarm
- Fibre broadband connection
- Floored Attic



Viewing

Strictly by prior appointment only with sole agents
Allen & Jacobs (Southside Office)
107 Fosters Avenue, Mount Merrion,
Co. Dublin
T: 01 210 0360 f: 01 278 9494
E: info@allenandjacobs.ie W: allenandjacobs.ie

Negotiator

Andrew Allen MIPAV MIMCEPI

Notes:



Accommodation

Entrance Hall: 5.01m x 1.76m: Understairs storage.

Guest WC: With wc, whb.

Sitting Room: 5.44m x 3.3m: Feature open fireplace with marble and granite surround. Bay window. Double doors to . .

Kitchen/Dining Room: 6.14m x 5.22: Stunning fitted kitchen with extensive range of wall and floor units and integrated appliances.

Play Room: 3.45m x 2.5m: Double doors to rear garden.

Landing: 3.13m x 2m: Hotpress.

Bedroom 1: 4.05m x 3.66m: Feature bay window.

Ensuite: With wc, whb & shower.

Bedroom 2: 3.05m x 3.15m:

Bedroom 3: 3.84m x 2.07m:

Bathroom: 2.05m x 2m: Modern bathroom suite with wc, whb & bath. Velux window, tiled wall and floor.

Outside

To the front is a landscaped garden with off street parking for two cars. To the rear is a private, very large and beautifully landscaped garden.



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