



If you are considering selling please call us today:

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For Sale by Private Treaty



20 Glenbourne Park, Leopardstown Valley, Leopardstown, Dublin 18

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For Sale by Private Treaty

Allen & Jacobs are delighted to present this lovely semi-detached bay windowed family home providing c.95sqm/1,023sqft of bright well laid accommodation. Presented in excellent condition throughout, no.20 has the benefit of an updated kitchen, new uPVC double glazed windows & doors, extensive use of solid timber floors and a lovely low maintenance landscaped garden to the rear.

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 Leopardstown 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, Living room, Dining room, Kitchen/Breakfast room, Guest w.c., 3 Bedrooms (Master en suite), Bathroom and floored attic (accessed via pull down ladder).

Viewing highly recommended.

At A Glance:

- Well Proportioned Accommodation c.95sqm/1,023sqft
- Presented in Excellent Condition
- Extensive Use of Solid Timber Floors
- Landscaped Garden to the Rear
- GFCH
- uPVC Double Glazed Windows Throughout
- Monitored Alarm
- Side Passage
- Adjacent to Open Green
- Attic Floored & Insulated
- Off Street Parking
- Pressure treated Storage Shed
- Stone's Throw from LUAS Station
- Easy Reach of the City & All Transport Route Via M50
- Phone & TV Connection



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
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Negotiator

Gary Jacobs MSCSI

Notes:



Accommodation

Entrance Hall Attractive solid oak floors, under stairs storage, alarm panel, ceiling cornicing

Guest toilet Wc, whb, tiled floor

Living Room 4.81 x 3.31 Natural stone fireplace with brick insert, coal effect gas fire, tiled hearth, TV point, attractive solid oak flooring, ceiling cornicing

Dining Room 3.52 x 2.66 Double doors to garden, attractive timber floors, ceiling cornicing

Kitchen / Breakfast room 6.12 x 2.39

Fully fitted eye & floor level press units, stainless steel sink unit, electric oven, hob & extractor fan, dishwasher, washing machine, fully tiled floors, door to garden, freestanding counter, ceiling cornicing, storage pantry



Upstairs

Landing Shelved hot press with dual immersion, Access to attic via pull down ladder, recessed chrome lighting

Bedroom 1 (front) 3.65 x 3.27

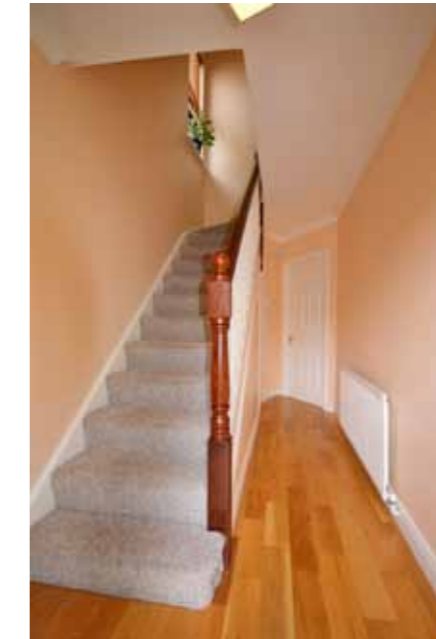
Built in double wardrobes, phone point, recessed chrome lighting, TV point

En suite Tiled shower cubicle, pedestal whb, tiled floor

Bathroom Corner bath with fitted electric 'Triton T90SI' shower unit, pedestal whb, wc, velux roof light, fully tiled floor, timber panelled ceiling

Bedroom 2 (rear) 3.2 x 3.04

Recessed chrome lighting, fitted wardrobes



Bedroom 3 3.80 x 20.07

Fitted wardrobes, recessed chrome lighting

Outside To the front is an attractive walled garden with lawn, planted raised flower bed and mature tree. To the rear is a landscaped low maintenance garden c.11.5m with sandstone patio areas and lovely raised brick beds with a variety of plants and flowers. There is also an 8ft x 8ft pressure treated Storage shed and a generous side entrance.