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For Sale by Private Treaty



12 Orby Avenue, The Gallops, Leopardstown, Dublin 18.

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For Sale by Private Treaty

12 Orby Avenue, The Gallops, Leopardstown, Dublin 18.

Allen & Jacobs is delighted to bring to the market this lovely semi-detached bay windowed family home presented in excellent condition.

The property has been updated and modernised to include extensive use of solid timber floors, newly fitted bathroom and en-suite. The house also the added advantage of a sunny, secluded and well landscaped rear garden with a south-westerly aspect.

The location is ideal with the Luas stop just around the corner 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 easily accessible by Luas including from late 2018 the Nord Anglia International School at the Dublin South County Business Park.

Situated near an open green area with playground and tennis courts, other amenities within easy reach by car or Luas include Dundrum, Leopardstown, Carrickmines and Stillorgan shopping centres.

Accommodation briefly comprises; entrance hall, living room, dining room, kitchen/breakfast room. Upstairs are 3 bedrooms (master en suite) and main bathroom. This well-proportioned light filled accommodation spans an impressive c.105sqm/1,130qft.

“A fine family home with viewing highly recommended”

At A Glance

- Presented in excellent condition throughout
- Semi-detached residence c.105sqm/1,130qft
- Secluded landscaped south-westerly orientated garden
- Upgraded bathrooms
- GFCH
- Attic suitable for conversion
- Double glazed windows
- Extensive use of solid timber floor
- Side Entrance
- Beside large green area/playground & tennis courts
- Generous off-street parking
- Easy Reach of M50
- Minutes' walk to LUAS Station
- Close to creches/schools

Negotiator

Gary Jacobs MSCSI MRICS



Viewing

Strictly By Prior Appointment
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Notes:



Accommodation

Ground floor:

Entrance Hall Solid timber floor; recessed lighting, under stairs storage

Living room 5.04 x 3.95 Solid timber floors, open fireplace with tiled surround and timber mantle, recessed lighting, double doors to:

Dining room 3.42 x 3.05 Solid timber floors, recessed lighting, double doors to rear garden

Kitchen 4.56 x 2.8 Contemporary fitted kitchen with extensive range of wall & floor units, tiled floor & splashback, recessed lighting, plumbed for washing machine & dishwasher, door to rear garden

Upstairs

Landing Shelved hot press with duel immersion

Bedroom 1 (Rear/master) 4.02 x 3.10 Sliding wardrobes

En suite Tiled walls & floor; recessed lighting, wc, whb, fitted shower, heated towel rail

Bedroom 2 (front) 4.41 x 3.12 Sliding wardrobes

Bedroom 3 2.85 x 2.67 Fitted wardrobes



Bathroom Modern bathroom suite with wc, whb with under storage, P shaped bath with shower; tiled walls & floor; heated towel rail, recessed lighting

Landing

Hot press with dual immersion, access to attic

Outside:

To the front is generous off-street parking with lawn area and bordered by hedging. To the rear is a lovely secluded South Westerly orientated garden c.10m with a variety of plants and shrubs planted in borders. There is a patio ideal for alfresco dining and a walkway to a garden shed.