

21 Ardilea Downs, Goatstown, Dublin 14



BER C3

For Sale by Private Treaty
€995,000

A most appealing light filled double fronted detached Sorohan built family house with generous and tasteful accommodation of 215.6m². (2,320ft.²), with the added benefit of a detached garage and home studio, on attractively laid out walled gardens, ideally located at the head of this exclusive cul de sac off Mount Anville Road. Enjoying one of south Dublin's most enviable addresses the property features a smooth flow of generous accommodation and offers the ideal neighbourhood to have a home for life.

Convenient to The Rise with its neighbourhood shops, there is also a vibrant community centre, church, local eateries and gastro pubs, together with the

facilities of the 32 acres of Deer Park literally across the road and UCD Belfield Campus just ten minutes walk. The N11 and M50 are a short drive away, as is the LUAS at Dundrum or Milltown, to provide easy access to the city centre. Major centres at Stillorgan, Blackrock, Nutgrove and Dundrum provide a range of choices for the discerning shopper.

One is spoilt for choice as regards schools, with Mount Anville on the doorstep and St. Killian's, Alexandra College, St Andrew's College, Colaiste Iosagain, Oatlands College and Blackrock College all within an easy commute.

FEATURES

- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING (NEW GLAZING TO FRONT ELEVATION)
 - CUL DE SAC LOCATION
- LARGE AND PRIVATE WALLED GARDENS
- BRIGHT LIVING SPACE OF APPROXIMATELY 215.6M². (2,320FT².)
 - ADJACENT TO A HOST OF AMENITIES
- SCOPE TO EXTEND FURTHER (SUBJECT TO F.P.P.)



DETAILS OF ACCOMMODATION

ENTRANCE PORCH

Tiled threshold.

RECEPTION HALL/FAMILY ROOM:

(4.71m x 3.69m) Display niches, ceiling cornices.

CLOAKS CLOSET:

(3.11m x 1.12m)

GUEST CLOAKROOM:

(1.89m x 1.89m) W.c., w.h.b., tiled walls, storage under stairs.

DRAWING ROOM:

(6.8m x 4.5m) Raised fireplace, picture window, cornicework, door to kitchen.

LIVING ROOM:

(5.46m x 4.21m) Fireplace, glazed door to hall, glazed double doors to

DINING ROOM:

(4.21m x 3.67m) Door to breakfast room.

KITCHEN/BREAKFAST ROOM:

(7.4m x 3.34m) Range of high and low level fitted cabinets, s.s.s.u., tiled splashbacks, double oven, hob unit, breakfast counter, door to dining room, door to

UTILITY ROOM:

(3.34m x 1.63m) range of built in units, plumbing for washing machine, door to garden.

UPSTAIRS

LANDING:

(5.63m x 2.9m) Large hot press, folding ladder to floored attic with Velux rooflight.

BEDROOM 1:

(4.91m x 3.76m) Range of built in wardrobes, door to

ENSUITE:

(2.35m x 2.07m) Recently fitted shower enclosure, w.c. and w.h.b.

BEDROOM 2:

(4.08m x 3.75m) Range of built in wardrobes.

BEDROOM 3:

(3.42m x 3.36m) Built in wardrobes.

BEDROOM 4:

(3.27m x 3.18m) Built in wardrobes.

BATHROOM:

(3.7m x 2.17m) Bath with overhead Mira shower, w.c., vanity unit with w.h.b.

OUTSIDE:

Extensive tarmac front garden with herbaceous border, wrapping around to:

GARAGE:

(5.79m x 3.64m) With 3 separate lock up stores to the rear.

GARDEN ROOM:

(3.21m x 2.24m) Glazed double doors to garden.

The rear walled garden is completely private and laid out in lawn, with herbaceous border and substantial paved patio area. There is access to both sides of the property.

BER:

C3

PRICE:

€995,000

NEGOTIATOR:

Stuart Walker
086 253 7685
stuart.walker@finnegan.ie









Plans not to scale, for identification purposes only

**vincent
FINNEGAN**

8 Anglesea Buildings,
Upper Georges Street,
Dun Laoghaire, Co Dublin.

5 Lower Main Street,
Dundrum,
Dublin 14.

**If you are considering selling or renting your property
please contact our office for a free consultation**

You can view our current properties for sale on:

myhome.ie | daft.ie | finnegan.ie

Tel: 01 284 4312
Fax: 01 298 0950

Tel: 01 298 4695
Fax: 01 298 0950

Vincent Finnegan Ltd for themselves and for the Vendors or Lessors of the Property whose Agents they are give notice that: (i) The foregoing particulars are a general guidance for intending purchasers or lessors and do not constitute part of any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but are subject to correction on inspection. (iii) No employee of Vincent Finnegan Ltd. has the authority to make or provide representation or warranty whatsoever in relation to this property. PSRA Licence No 001756