The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

46 Mount Anville Park, Goatstown, Dublin 14.

If you are considering selling please call us today:

T: 01 2100 360

For a Free Valuation:

T: +353 1 2100 360
Allen & Jacobs Estates is delighted to present this lovely detached family residence providing well-proportioned light filled accommodation c.147sqm/1,582sqft and benefiting from a southely orientated garden. Presented in excellent condition throughout no. 46 has been well maintained and upgraded by its current owners to include: new double-glazed windows & front door & heating system, uprating of bathrooms and kitchen, conservatory to rear, timber floors & solid timber internal doors and addition of downstairs wet room.

Ideally located only a stone’s throw away from the Deer Park, a lovely landscaped parkland providing excellent recreational facilities including a tennis club, playground and delightful walking areas in which to enjoy the elevated views over Dublin Bay and city. Stillorgan, Blackrock and Dundrum centres are all nearby and the Luas at Kilmacud is within easy walking distance. There is a range of excellent schools and colleges within walking and cycling distance, to include: Scoil San Treasa (St. Theresa’s), Mount Anville Primary, Colaiste Iosagain/Colaiste Eoin, Mount Anville Secondary and UCD to name but a few. Excellent public transport is complemented by the N11 & M50 being nearby allowing easy access to the city centre and all national routes.

At hall level the accommodation briefly comprises; hall, living room, dining room, study/playroom, wet room, kitchen/breakfast room and conservatory. A fine family home in a quiet residential cul de sac highly recommended.

At A Glance
- Detached residence c. 147sqm/1,582sqft
- South facing rear garden
- Quiet cul de sac
- New double-glazed windows
- Upgraded kitchen
- Upgraded bathrooms
- Wet room downstairs
- New front door
- New contemporary built in wardrobes
- Solid timber floor
- Solid timber internal door
- Off street parking
- Alarm
- Side entrance
- Beside the Deer Park
- Surrounded by all amenities
- Walking distance to QBC
- Short walk to Kilmacud Luas
- Close to N11 & M50
- High energy efficiency BER: C3

Accommodation
- Porch
- Entrance Hall
- Living Room
- Dining Room
- Study/Playroom
- Wet Room
- Kitchen/Dining
- Conservatory
- Upstairs
- Bedroom 1
- Bedroom 2
- En suite
- Bedroom 3
- Bedroom 4
- Bathroom
- Outside

Viewing
Strictly By Prior Appointment
Only With Sales Agents Allen & Jacobs
132-134 Ballyhoo Rd.
T: 2789494
E: info@allenandjacobs.ie
W: allenandjacobs.ie

Notes:

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