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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



46 Mount Anville Park, Goatstown, Dublin 14.

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For Sale by Private Treaty

46 Mount Anville Park, Goatstown, Dublin 14.



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 windows/front door & heating system, upgrading of bathrooms and kitchen, conservatory to the 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. Upstairs are 4 bedrooms (master en suite) and a main bathroom.

A fine family home in a quiet residential enclave-viewing highly recommended.

At A Glance

- Detached residence c. 147sqm/1,582sqft
- South facing rear garden
- Quiet cul de sac
- Conservatory to rear
- New double-glazed windows
- Upgraded kitchen
- Upgraded bathrooms
- Wet room downstairs
- New front door
- New contemporary built in wardrobes
- Extensive use of timber floors
- Solid timber internal door
- OFCH (new boiler)
- 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

Negotiator

Gary Jacobs MSCI MRICS



Viewing

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

Notes:

Accommodation

Porch Tiled floor

Entrance Hall Attractive timber floor, cloak room, alarm panel

Living Room: 5.36 x 3.93 Feature natural stone open fireplace with marble insert & hearth, tv point, attractive timber floors, ceiling cornicing, double doors to

Dining room: 3.95 x 3.33 Door to kitchen, ceiling cornicing, attractive timber floors

Study/Play room: 3.9 x 2.5 Attractive timber floors, feature window shutters

Wet room: 1.55 x 1.4 Fully tiled walls & floor, fitted shower unit, whb

Kitchen/Dining: 4.42 x 3.93 Fully fitted eye & floor level integrated press units, stainless steel sink unit, double oven, hob, extractor fan, integrated dishwasher, integrated washing machine & dryer, integrated microwave, recessed lighting, tiled splashback, fully tiled floor, door to conservatory

Conservatory: 3.6 x 3.2 Fully tiled floor, ceiling fan, double doors to garden



Upstairs

Landing Stained timber floors, shelved hot press with dual immersion, access to attic via pull down ladder, large storage press

Bedroom 1: 3.63 x 2.03 (front) Built in wall to wall contemporary wardrobes, stained timber floors

Bedroom 2: 3.77 x 3.91 (front, master) Stained timber floors

En suite Tiled shower cubicle, pedestal whb, fully tiled walls & floor

Bedroom 3: 3.52 x 2.95 (rear) Built in wall to wall contemporary wardrobes, stained timber floors

Bedroom 4: 3.5 x 2.95 (rear)

Bathroom Fitted bath, fitted quadrant shower, pedestal whb, wc, fully tiled floor & walls

Outside:

To the front is a walled garden with hedging, a variety of shrubs and off-street parking. There is also a side entrance leading to the rear garden. To the rear is a low maintenance south facing garden c.10.5m.

