



FRONT

Walled front garden with shrubs and gravel driveway offers off street parking for several cars. It measures approx. 34ft x 28ft.

REAR GARDEN

This is an enviable, sunny, organic garden which includes fruit trees comprising of Plums, Blackcurrants, Raspberries, Red Currants, an Apple Tree and a raised vegetable bed. The large garden is partly divided by a pond with plants and Frogs. This is an extremely generous, private and regular shaped garden boasting endless potential for any green fingered enthusiast and offers scope for extending (Subject to obtaining the necessary planning consents). The upper part of the garden is predominantly laid out in lawn with mature shrubbery and various trees. In whole it measures approx. 95ft x 32ft.

FEATURES:

- EXCELLENT LOCATION – LUAS JUST MINUTES WALK AWAY
- BRIGHT AND SPACIOUS LIVING ACCOMMODATION
- LARGE REAR GARDEN WITH FRUIT TREES AND POND
- CONVERTED GARAGE CURRENTLY USED AS AN OFFICE
- ALTERNATOR ALLOWS BOTH ELECTRIC SHOWERS TO BE USED AT THE SAME TIME
- ALARM
- GFCH – BOILER RECENTLY REPLACED
- MAHOGONY DOORS DOWNSTAIRS
- ALL OUTSIDE WALLS HAVE BEEN DRY LINED AS HAS THE ATTIC
- APPROX. 141 SQ.M. / 1518 SQ.FT
- BER D2



Number 39 Goatstown Road is a stunning 3 bedroom family home located within a well established neighborhood in the heart of Goatstown with an organic garden complete with pond, several fruit trees and lovely shrubbery. Situated in the most convenient area, just a short stroll from a host of amenities such as UCD, a parade of local shops, Dundrum Town Centre, the LUAS at Balally & Dundrum and a range of schools, including St Killian, Mount Anville and Our Lady's Grove. Amenities for the fitness enthusiasts are plentiful including Deerpark, David Lloyd's Tennis and Fitness Club.

ACCOMMODATION:

A porch spacious hallway, dining room, living room, guest wc, kitchen / breakfast room, side passage offering access to the converted garage and gardens. Upstairs features two generously sized double bedrooms, one with en-suite, one single bedroom & main bathroom.

PORCH 1.54M X .63M

Sliding door access with tiled floor.

CLOAK ROOM 1.4M X 1.2M

HALLWAY 3.8M X 2.8M

Bright & welcoming hallway with timber flooring and access to under stairs storage.

LIVING ROOM 3.95M X 3.66M

This room features a Franco Belge stove on decorative Liscannor Flagstone and is complimented by a French Stone surround. With original floor boards a large window overlooking the garden to the front of the property. Twin doors lead to dining room...

DINING ROOM 3.92M X 3.66M

This room is very spacious and bright, benefits from original floor boards. The fire place has been covered over but could be re activated if required. Leads to Sun Room...

SUN ROOM 4.05M X 2.6M

Danish design sun room complete with sky lights, access to garden and timber flooring.

KITCHEN/BREAKFAST ROOM 3.65M X 2.85M

The kitchen is naturally bright as a result of



having a large window. It also comprises of a range of wall and base units that incorporate a stainless steel sink unit, hob, extractor fan & Miele oven, dishwasher and serving doors to the dining room. It offer access to the side passage.

UTILITY ROOM AND TOILET

Tiled floor and sky light. Complete with wall and base units that incorporate a stainless steel sink unit. Plumbed for washing machine and dryer and currently also occupied by large fridge freezer.

CONVERTED GARAGE 5.03M X 2.8M

Currently used as an office and benefits from its own external access. Tiled floor and complete with power and heat.

LANDING: 3.2M X 2.8M

Large window offering plenty of light onto both levels of the property. Carpet flooring. Access to the hot press and attic.



MASTER BEDROOM ENSUITE: 3.93M X 3.67M

This is a well-proportioned and bright bedroom at the rear of the home, with surround wardrobes and carpeted floor. The en-suite is modern in design complete with electric shower, heated towel rail and window.

BEDROOM 2: 3.95M X 3.67M

Situated to the front of the property with slide robes and carpeted floor.

BEDROOM 3: 2.82M X 2.8M

Located at the front of the home, with slide robes and carpeted floor.

BATHROOM: 1.8M X 1.8M

Nice, modern design bathroom comprises of a WHB, WC, & electric shower. Fully tiled walls & flooring.

ATTIC

Part floored and accessible by stira and has a light. Suitable for conversion subject to obtaining the necessary planning consent. Fully insulated.

