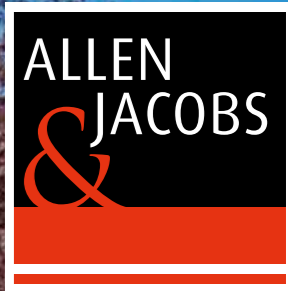




If you are considering selling please call us today:

For a Free Valuation:

T: 01 2100 360



Ordnance Survey Ireland Licence No. AU 0066515
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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
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For Sale by Private Treaty

7 Glenbourne Crescent, Leopardstown Valley, Leopardstown, Dublin 18

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 fact 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

7 Glenbourne Crescent, Leopardstown, Dublin 18

Description
Allen & Jacobs is delighted to present this lovely semi-detached bay windowed family home providing c.95sqm/1,023sqft of bright well laid accommodation. Presented in excellent condition throughout, no.7 has the benefits of a quiet cul de sac position and a very sunny west facing rear garden.

Location
Situating within a stone’s throw of an open green area with playground and tennis courts, the location is ideal with the LUAS station around the corner making the journey into the city centre extremely convenient. All amenities are within easy reach with a host of shopping facilities close by including, the Leopardstown Shopping Centre, Dundrum Town Centre and Stillorgan Shopping centre. The M50 is also only minutes away giving easy access to the city centre and all major transport routes.

Accommodation briefly comprises entrance hall, living room, dining room, kitchen/breakfast room, guest w.c., 3 bedrooms (Master en suite) and family bathroom.

Viewing highly recommended.

Features

- Well-proportioned accommodation c.95sqm/1,023sqft
- Presented in excellent condition
- Private west facing rear garden
- GFCH
- uPVC double glazed windows throughout
- Side Passage
- Adjacent to Open Green
- Off Street Parking
- Stone’s Throw from LUAS Station
- Easy Reach of the City & All Transport Route Via M50
- Phone & TV Connection

Negotiator
Andrew Allen MIPAV MCEI

Viewing

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

Notes:



Accommodation

Entrance hall: 4.92m x 1.73m: Attractive timber floors.

Guest toilet: Wc & whb.

Living Room: 4.81m x 3.31m: Le Droff style fireplace with coal effect gas fire. Attractive timber floors.

Dining Room: 3.52m x 2.66m: Double doors to garden. Door to kitchen. Attractive timber floors.

Kitchen/breakfast room: 6.12m x 2.39m: Fully fitted eye & floor level press units, stainless steel sink unit, gas oven & hob with extractor fan, dishwasher, washing machine & storage pantry.

Upstairs

Landing: 3.18m x 2.15m: Shelved hot press with dual immersion.

Bedroom 1: 4.35m x 3.00m: Built in double wardrobes.

En suite: With shower; wc & whb.

Bathroom: 2.06m x 1.94m: Corner bath. Whb, wc, Velux roof light.

Bedroom 2: 3.2m x 3.04m: Built in wardrobes.

Bedroom 3: 3.81m x 2.15m: Built in wardrobes.

Outside

To the front is an attractive walled garden with lawn & mature tree and off street parking for 2 cars. To the rear is a private, west facing garden measuring approximately 11m with side passage.

