



Exterior:

The front of the home is designed to offer a relatively maintenance-free combination of cobble-locking and shrubbery with the added benefit of off-street parking for 2 cars (Approx. 25 x 21 feet).

The rear garden measures approximately 35 x 21 feet. It has a private south-facing patio area and is laid out in lawn with shrubs surrounding and a garden shed.

Front:

Fully cobble stoned with parking for up to 2/3 cars.

FEATURES

- Quiet cul-de sac overlooking communal green
- Bright 4 bedroom family home in walk-in condition
- Private south-facing rear garden
- Excellent location with easy access to public transport
- Off-street parking
- Gas fired central heating
- Alarm
- 118 sq. m. (1,270 ft)



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Viewing: **By prior appointment**
Negotiator: **Siobhan Lynam MRICS**

2 Glenard Hall, Clonskeagh, Dublin 14.
For Sale By Private Treaty
Asking Price €650,000

Lynam Auctioneers are delighted to offer 2 Glenard Hall to the market. This light-filled 4 bedroom family home with a south-facing rear garden, situated in the highly desirable location of Clonskeagh, is in impeccable condition and ready for immediate occupation. Located in a quiet leafy enclave of just 14 houses, the horseshoe design offers all houses a view over a large central green area with mature trees and shrubbery, which offers a safe area for children to play.

Located at the bottom of Roebuck Road and accessed from Goatstown Road, this home is only a short walk to Clonskeagh Village. It is on the Number 11 bus route and the LUAS stations at Windy Arbour & Dundrum are within walking distance. The location boasts easy access to some of Dublin's finest schools, University College Dublin, Dublin City Centre, Dundrum Town Centre, Sandyford Industrial Estate, the M50 and N11.

No. 2 has been professionally decorated and benefits from a range of quality features that will be immediately apparent on viewing. In short, it is an ideal family home.

ACCOMMODATION

Hallway

Tastefully finished and bright with hardwood floor.

Kitchen: 4.2 X 2.6m

Neutrally decorated with integrated kitchen, tiled splash back, tiled floor, spot lights and access to adjoining dining area.

Dining Area: 3.1 X 2.5m

Octagonal in shape, with tiled floor and spotlights overlooking and with direct access to south facing rear garden.

Utility Room: 1.0 X 0.8m

Plumbed for washing machine and dryer.

Guest WC: 1.4 X 0.8m

Located under stairs with tiled floor.

Dining Room/Family Room: 4.2 X 3.3m

Located at the rear of the home, and overlooking the garden, it is accessed from the kitchen and the living room via double doors. It has a wooden floor.

Living Room: 5.2 X 3.8m

Located at the front of the house, it benefits from timber flooring and stone effect fireplace with timber and brass surround. It is accessed by double doors from both the hallway and dining room.

FIRST FLOOR

Landing

Carpeted with access to all bedrooms, main bathroom and hot press.

Master Bedroom: 3.7 X 3.7m

Front-facing with built in wardrobes and carpeted. Access to the en-suite bathroom with tiled floor and shower.

Bedroom 2: 3.3 X 3.2m

Rear-facing with built-in wardrobes and carpeted.

Bedroom 3: 3.1 X 2.7m

Rear-facing with built in wardrobe and carpeted. Access to attic via drop-down ladder.

Bedroom 4: 2.9 X 2.1m

Front-facing with built in wardrobe and carpeted.

Family Bathroom: 3.3 X 1.7m

Tiled floor and tiled around the bath and power-shower. Benefits from a skylight that offers ventilation and natural light.

Hot Press

