

If you are considering selling please call us today:

For a Free Valuation:

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For Sale by Private Treaty



18 Glenbourne Crescent, Leopardstown Valley, Leopardstown, Dublin 18.

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For Sale by Private Treaty

18 Glenbourne Crescent, Leopardstown Valley, Leopardstown, Dublin 18.

Allen & Jacobs are delighted to present this extended 3 bed semi detached family home. Simply beautifully presented, this is possibly the best example of the three bedroom home in this extremely popular residential development. Providing superb well proportioned light filled accommodation spanning approximately c.109 sqm. The property also benefits from a beautifully landscaped, very private and extremely large rear garden. Off street parking to the front and a very large side garden offering excellent potential to further extend, subject to planning permission, completes the picture. This is the ideal family home and comes to the market in perfect condition throughout. Accommodation briefly comprises Entrance hall, living room, kitchen/dining room, play room, guest w.c., three bedrooms, master en suite and family bathroom.

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.

An ideal family home with viewing highly recommended.

At A Glance

- Stunning Condition Throughout
- Extended to Rear
- Upgraded Kitchen
- Upgraded Bathrooms
- Upgraded Wardrobes
- Foam Filled Cavity Insulation
- Very High Specification Finish Throughout
- Well Proportioned Light Filled Accommodation c.109sqm
- Extremely Large and Private West Facing, Secluded Rear Garden
- Extra Large Side Passage Offering Potential to Extend Subject to Planning Permission
- Off Street Parking
- Minutes from LUAS Station
- Easy Reach of the City & All Transport Route Via M50
- GFCH With New Boiler
- PVC Framed Double Glazed Windows Throughout
- Phone & TV Connection
- Floored Attic



Viewing

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

Negotiator

Andrew Allen MIPAV MMCEPI

Notes:



Accommodation

Entrance Hall: 5.01m x 1.76m: Tiled floor.

Guest WC: With wc, whb. Tiled wall and floor.

Sitting Room: 5.44m x 3.3m: Feature open fireplace with marble surround. Bay window. Double doors to...

Kitchen/Dining Room: 6.14m x 5.22: Stunning fitted kitchen with extensive range of wall and floor units and integrated appliances.

Play Room: 5.83m x 2.5m: Solid timber floors and sliding patio doors to rear garden.

Landing: 3.13m x 2m: Hotpress with immersion. Pull down steps to floored attic.

Bedroom 1: 4.05m x 3.66m: Feature bay window and walk in wardrobes. Fabulous ensuite bathroom with wc, whb with under storage, tiled wall and floors. Recess lighting.

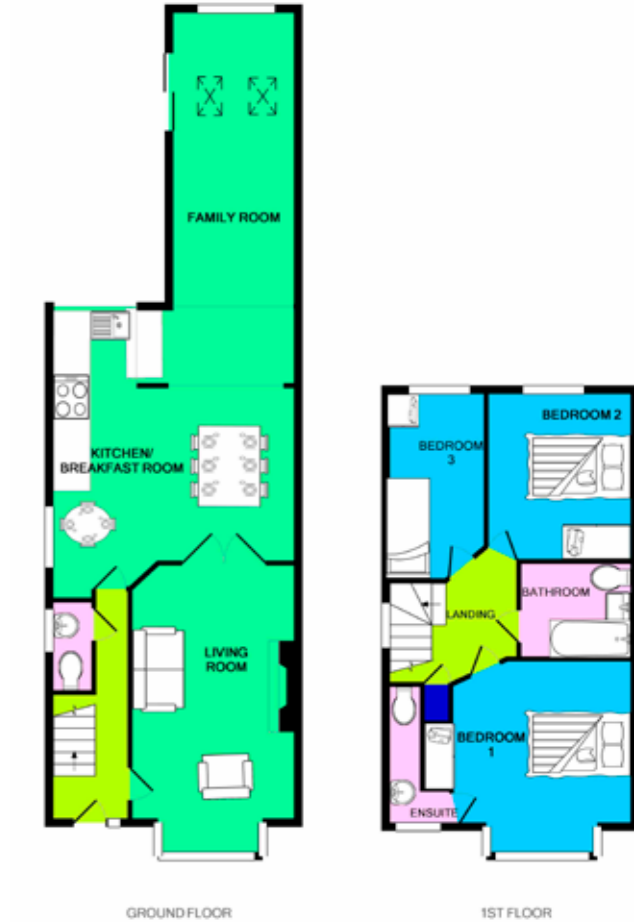
Bedroom 2: 3.05m x 3.15m:

Bedroom 3: 3.84m x 2.07m:

Bathroom: 2.05m x 2m: With wc, bath with Mira Elite St electric shower; whb with fitted counter; Velux window, tiled wall and floor.

Outside

To the front is a garden with off street parking. To the rear is a private, very large, beautifully landscaped and very sunny west facing rear garden. There is also a very wide side passage offering excellent potential to extend, subject to planning permission.



For Identification Purposes Only/Not To Scale
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