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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**

**2A Glenbourne Grove, Leopardstown Valley, Leopardstown, Dublin 18.**

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## For Sale by Private Treaty

# 2A Glenbourne Grove, Leopardstown Valley, Leopardstown, Dublin 18.

Allen & Jacobs is delighted to present this rare opportunity to acquire a lovely detached residence presented in excellent condition and providing light filled accommodation c.101sqm/1,087sqft. The property has been extended two stories to the rear and benefits from contemporary kitchen and an extensive use of stained timber floors throughout.

Tucked away in a quiet cul de sac and only a stones throw to an open green area with playground and tennis/basketball 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 Carrickmines 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, guest toilet, living room, kitchen/dining/family room. Upstairs are 3 bedrooms and bathroom.

### At A Glance

- Detached residence c.101sqm/1,087sqft
- Two storey extension added to the rear
- Secluded rear garden
- Presented in excellent condition
- GFCH
- Double glazed windows
- Open plan kitchen/dining room
- Side entrance
- Alarm
- Easy reach of M50
- Minutes' walk to LUAS station
- Off street parking
- Stone's throw to open green area with playground and tennis courts
- Internet, TV & phone connection available



### 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** Stained attractive oak timber floors

**Guest Toilet** Tiled floor; whb, extractor fan, alarm panel

**Living Room** 3.88 x 3.21 Attractive stained timber floors, timber open fireplace with tiled hearth, ceiling cornicing, recessed lighting, TV point

**Kitchen/Dining room** 6.31 x 3.91 + 4.32 x 2.1 Attractive stained oak floors, contemporary fitted eye & floor level press units with timber countertop, breakfast bar, 1.5 stainless steel sink unit, integrated dishwasher, recessed lighting, double doors to garden

**Utility press** Plumbed for washing machine, gas boiler; fitted shelving

### Upstairs

**Landing** Access to attic

**Bedroom 1** 3.88 x 3.26 Stained timber floors, fitted double wardrobes

**Bedroom 2** 2.95 x 2.86 Timber laminate floors

**Bedroom 3** 3.21 x 2.04 Timber laminate floors

**Bathroom** Fitted corner bath, fitted shower cubicle with power shower; pedestal whb, part tiled walls, tiled floor

### Outside

To the front is a walled garden with planted borders and off street parking. To the rear is a secluded timber decked patio garden c.6m.



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### Negotiator

Gary Jacobs MSCSI MRICS