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For Sale

Asking Price: €975,000

Sherry FitzGerald



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27 Orby Avenue, The Gallops,
Leopardstown, Dublin 18, D18 H528

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BER C1



CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.



27 Orby Avenue is a magnificent semi-detached home of superior quality. The current owners took up residence over 22 years ago and have extended their home to suit the growing needs of their family. First extending the property in 2007, upgrading the garden in 2020 and replacing the windows and doors in 2023.

Set in a quiet cul de sac, this home is a safe spot for those families with children and also benefits from an array of facilities within the development including a large open green with playground close by. The property offers an excellent use of internal living space, incorporating all the modern conveniences so necessary for today's living.

The living accommodation extends 200sq.m/2,152sq.ft approx. to include two great attic rooms one of which is ensuite. The ground floor comprises of a bright and welcoming entrance hallway with a large guest w.c and cloak room. There is a spacious living room located to the front with a box window overlooking the front garden and offers cosy open fire. There is an additional family room located on the right as you enter the property with bay window. The exceptional extended open plan kitchen/dining/living area overlooks the south west facing rear garden and has ample space for entertainment and benefits from 3 large Velux roof lights and 2 sets of double doors opening to the garden. Off the kitchen there is a separate utility room with great storage and door to garden.

Upstairs there are four bedrooms, (the main bedroom is complete with an ensuite shower room) and a contemporary family bathroom. There is access to the first of the attic room

that is the perfect work from home space. On the top floor there is a large attic room currently used as a bedroom with fitted storage and shower room ensuite.

The location is second to none. "The Gallops" is a very popular and much sought after development, with everything on your doorstep including being within minutes' walk 3 different LUAS stops, bus stops and the M50/M11 which gives easy access to anywhere in Ireland. There is a great selection of schools both primary and secondary are also in close proximity. All your shopping and recreational needs are facilitated nearby - Dundrum shopping centre, Carrickmines retail park, Stepside Village, Sandyford Village and Leopardstown shopping centre are all within a 10 minutes' drive, and Dunnes Stores within a 5 minute walk.

SPECIAL FEATURES

- Large family home measuring 200sqm
- South facing patio garden laid in 2020
- Extended in 2007
- Two large attic rooms (1 en suite)
- Bright sunny open plan living/kitchen/dining
- Two reception rooms
- Extensive off-street parking
- Great cul de sac setting
- Planation shutters in all rooms
- New internal doors and balustrades on stairs
- Large green space and playground in the development
- Walking distance to local schools and shops
- GFCH
- Triple glazed windows and doors installed in 2023
- External electrics and lightning



ACCOMMODATION

Hall With porcelain tiled flooring, wood panelling, ceiling coving and spot lighting.

Guest W.C. Large suite with W.C, vanity sink unit, chrome heated towel rail and panelled cloaks closet.

Sitting Room A large reception room with box bay window with stylish plantation shutters, luxurious carpeting and feature marble fireplace with cast iron inset and granite hearth.

Family Room With bay window plantation shutters, panelled wall and ceiling coving.

Kitchen/Living/Dining Room A large bright open plan space with porcelain tiled floor, room for a large dining table and living space with contemporary electric fire, 3 large Velux roof lights and 2 sets of double doors leading to the garden. The shaker style kitchen with decorative coving offers a range of wall and floor level cabinets topped with granite. There is a large Rangemaster range with 5 ring gas burner and double ovens with Rangemaster extractor hood, an American style fridge/freezer and intergrated dishwasher and Zanussi coffee machine. The curved island has an oak work top and further storage as well as a breakfast bar.

Utility Room With a range of wall and floor units and for a washing machine and tumble dryer. There is direct access to the rear garden from here.

Study Converted roof space with large Velux roof light used as a single bedroom and home office.

Main Bedroom: A wonderful relaxing space with box bay window with plantation shutters and spot lighting. A door leads through to...Ensuite A very contemporary suite that has been fully tiled

Bedroom 2 A second double room to the rear of the property with fitted wardrobes.

Bedroom 3 A generous single room to the rear of the property with fitted wardrobes.

Bedroom 4 A single room currently used as a dressing room.

Family Bathroom A modern bathroom that has been fully tiled.

Attic Room A large space with 2 Velux roof lights and fitted storage.

Shower Room Mosaic tiling, tiled floor W.C, sink and corner shower.

GARDEN

A walled front garden allows for ample off-street parking with a cobbled drive and mature planting. A gated side entrance leads through to the rear the garden is a real sun trap as it benefits from an enviable south westerly orientation. The garden was renovated in 2020 and is fully paved with porcelain tiles, boarded by raised beds, with a covered barbeque area as well as a large storage shed.

BER

BER C1, BER No. 117749002

Energy Performance Indicator: 170.38 kWh/m²/yr

