



9 Glenamuck Cottages, Glenamuck Road, Carrickmines  
Dublin 18, D18 K7C2

BER B2

Morrison  
ESTATES



## FOR SALE BY PRIVATE TREATY

A modernised and extended semi detached bungalow of c. 125 Sq.M (1,345 Sq. Ft.) which has a large architect designed extension to the rear which includes a large family living room opening to a large kitchen and dining area overlooking a landscaped garden to rear. An utterly deceptive bungalow with a charming, instantly appealing interior which is set amid truly magnificent mature planting grounds with south-westerly rear aspect. Experience the feeling of this rural setting with an extremely convenient location close to every amenity; retreat from it all in this most appealing of homes.

Glenamuck cottages, off Glenamuck Road, is superbly located and easily accessible to Stepside Village, Leopardstown Shopping Centre and The Park Carrickmines Retail Park with their selection of retail and service outlets and an excellent choice of local schools, churches and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars. The M50 is in on the doorstep and Sandyford and Stillorgan Business Parks, Beacon Hospital and Hotel, Beacon South Quarter and Clayton Hotel are also easily accessible. There are excellent public transport facilities available nearby including the 63, and 46d and the LUAS at Carrickmines or Ballyogon is also a short walk away. There is also the N11, University College Dublin and the City Centre and also the 44N Nitelink Service from the City Centre.

There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, a selection of Golf and pitch and putt courses, rugby and football clubs, driving range, scenic walks, Kiltarnan Ski slope and various equestrian facilities. Enniskerry Village and Powerscourt House and Gardens are a short drive away. Walk to the Kiltarnan Country Market on a Saturday morning, and the newly opened Fernhill Park and Gardens at Stepside is also nearby.



## FEATURES INCLUDE:

- Bright, spacious accommodation c. 125 Sq. M (1,345 Sq. Ft)
- Feature architect designed extension to rear with sliding doors to sun trap terrace area
- Pitched roof with feature Velux windows to maximise natural light
- Fitted carpets, timber flooring, curtains, light fittings and built-in kitchen appliances namely oven, hob, extractor fan, fridge/freezer, microwave and dishwasher included in the sale
- Modern kitchen with range of bespoke units and feature island, quality integrated appliances and granite worktops.
- Hardwood double glazed windows
- Digital burglar alarm and CCTV system
- Energy-efficient Nibe Heat Pump Central Heating with radiators and underfloor heating in extension areas



- Living accommodation designed to maximise the dramatic garden outlook
- Sun terrace with patio paved area, artificial lawned area at rear; a high degree of privacy and a south-westerly aspect
- Off street parking to front, side access to rear garden
- Close to the M50, The Park Retail Park, Sandyford, and Stillorgan Business Park and LUAS extension

## ACCOMMODATION

**Reception Hallway:** 4.93m x 1m, with hall entrance door, tiled floor, Digital Burglar alarm panel, recessed lighting, telephone point opening to

**Living Room:** 7.12m x 5.44m, with feature wood burning stove, timber flooring, recessed lighting, t.v. point, French doors to patio and rear garden, and door to

**Kitchen/Dining:** 6.55m x 5m, with an extensive range of fitted units, granite worktops, Electrolux oven and hob, extractor fan, Fisher & Paykel dishwasher, microwave, Beko American style fridge/freezer, stainless steel sink unit, tiled flooring, sliding doors to patio and rear garden and door to

**Utility Room:** 2.53m x 1.76m, with Nibe heating system, washing machine and dryer with worktop over, tiled floor

## BEDROOMS

**Bedroom 1:** 3.10m x 3.05m, with feature window to front aspect, carpet flooring, opening to extensive walk in wardrobe area 2.63m x 2.52m and door to

**En- Suite Shower Room:** 3m x 1.82m with fully tiled walls and floor, large shower area with electric shower, wash hand basin and wc

**Bedroom** 3.40m x 3.48m with range of built-in wardrobes, carpet flooring and window overlooking front

**Bedroom 3:** 3.7m x 2.25m, with range of built-in wardrobes, carpet flooring and window overlooking front

**Bathroom:** 2.45m x 1.71m, with white suite comprising bath with electric shower over, wash hand basin wc, tiled walls, ceramic tiled floors, recessed lighting, window to side aspect

## Outside to front:

Tarmacadamed parking forecourt to front bordering gravelled area and steps leading to front door. Side gate access to rear garden area.

Sun terrace with large patio paved area to rear at side, leading to artificial lawned area at rear, garden storage shed, a high degree of privacy and a wonderful south-westerly aspect Outside tap.

## VIEWING:

Viewing by appointment.

## BER Rating:

B2

## BER Number:

102018389







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