



If you are considering selling please call us today:

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For Sale by Private Treaty



13 Glenbourne Road, Leopardstown Valley, Leopardstown, Dublin 18

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For Sale by Private Treaty

13 Glenbourne Road, Leopardstown Valley, Leopardstown, Dublin 18



Allen & Jacobs is delighted to present this lovely semi-detached bay windowed family home providing c.100sqm/1,079sqft of bright well laid accommodation. Presented in excellent condition throughout, no.13 overlooks a large open green to the front and boasts a very sunny west facing rear garden. Accommodation briefly comprises entrance hall, living room, open plan kitchen/ dining room, guest w.c, 3 bedrooms (master en suite) and family bathroom.

The location is ideal with the LUAS station literally 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.

Viewing highly recommended.

At A Glance

- Well-proportioned accommodation c.100sqm/1,079sqft
- Presented in excellent condition
- Stone's Throw from LUAS Station
- Private west facing rear garden
- GFCH
- Mainly uPVC double glazed windows throughout
- Side Passage
- Opposite open green
- Off street parking
- Easy Reach of the City & All Transport Route Via M50
- Phone & TV Connection



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:

Accommodation

Entrance hall: 4.92m x 1.73m: Attractive tiled floors.

Guest toilet: Wc & whb.

Living Room: 4.81m x 3.31m: solid timber floors, attractive open fire place, double doors to...

Kitchen/Dining Room: 6.03m x 5.22m: Attractive tiled floors, Shaker style fully fitted eye & floor level press units, stainless steel sink unit, gas oven & hob with extractor fan, double doors to garden.

Upstairs

Landing: 3.18m x 2.15m: Shelved hot press with dual immersion.

Bedroom 1: 4.35m x 3.00m: Built in double wardrobes.

En suite: With shower; wc & whb.

Bathroom: 2.06m x 1.94m: Corner bath. Whb, wc, Velux roof light.

Bedroom 2: 3.2m x 3.04m: Built in wardrobes.

Bedroom 3: 3.81m x 2.15m

Outside

A landscaped & cobblelocked front garden offers ample off street parking. A side passage leads to a private and beautifully landscaped and west facing garden with lawn, patio and beds with an array of shrubs, measuring approximately 12.6m.



For Identification Purposes Only/Not To Scale
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Negotiator

Andrew Allen MIPAV MCCEPI