



33 Glenomena Park, Booterstown, Co Dublin A94PY63

Beirne
& Wise



For Sale By Private Treaty

This is an appealing four bedroomed semi-detached family home with a delightfully secluded southwest facing garden, nicely situated and well set back from the road. Built in the early 1950's there is solidness to these houses that is difficult to replicate in modern homes of today, with well-proportioned rooms coupled with many original features. Though in need of some modernisation there is tremendous scope to extend (subject to Planning Permission) either to the side or into the sunny 32m long (approx.) rear garden as clearly evident in surrounding homes.

Glenomena Park is a leafy residential road located between the Stillorgan N11 and Rock Road. The immediate area offers a wealth of local amenities including specialist shops, coffee shops and deli's and the property is within easy reach of the Merrion and Stillorgan Shopping Centres and Blackrock Village. There is a host of premier schools nearby including St Andrews College, Blackrock College, Willow Park and Booterstown National Schools to mention a few. UCD campus at Belfield, St Vincent's Hospital and Blackrock Clinic are minutes away. The QBC on the N11 and the DART station on the Rock Road provide easy access to the city centre, not forgetting the attractive coastal setting with Booterstown Nature Reserve and Sandymount Strand both within easy walking distance.

Special Features

- Secluded 32m long approx. south west facing rear garden.
- Floor area 103 sq m (1,109 approx.)
- Plenty of potential to extend subject to P.P.
- Excellent location close to a range of amenities
- GFCH



Accommodation

HALL

Welcoming Hall with coved ceiling and access to under stairs storage.

GUEST WC

With wc and whb.

FAMILY ROOM

3.06m x 3.34m

A lovely room with dual aspect windows to the front and side.

LIVING /DINING ROOM

3.03m x 6.52m

A large bright room with dual aspect, a feature stone fireplace with ceiling coving and patio doors to the rear garden.

KITCHEN

3.07m x 2.48m

With floor and wall mounted presses, a stainless steel sink and is plumbed for washing machine. There is a door to the side and rear garden from here.



FIRST FLOOR

LANDING

Bright and airy with side window and access to attic space with Hot Press.

BEDROOM ONE

3.33m x 4.31m

This is a large double room to the front of the house.

BEDROOM TWO

3.03m x 3.32m

This is another double to the front with dual windows.

BEDROOM THREE

3.03m x 2.48m

This is a good room to the rear overlooking the garden.

BEDROOM FOUR

3.33m x 2.11m

A roomy single to the rear of the house overlooking the rear garden.

BATHROOM

With original bath and whb and wc with two windows to the side elevation.

GARDENS

There is a walled and gated front garden with good off street parking, a lawn area and border planting and a wide side access leads to the back garden. To the rear is a suntrap southwest facing garden (32m x 9m approx.). It is ready for green fingers with a large lawn and some mature border screening and trees. At nearly 32 m long approx., there is great potential to extend without compromising this lovely family sized garden. It has wonderful potential.

BER

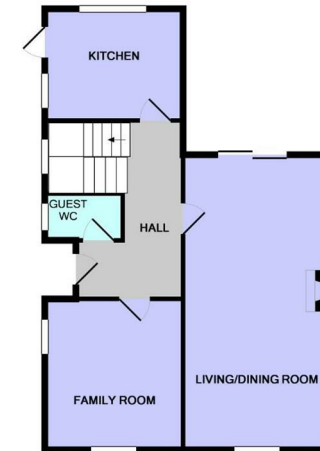
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1ST FLOOR



GROUND FLOOR

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