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**For Sale by Private Treaty**

**66 Gledswood Park, Clonskeagh, Dublin 14.**

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## For Sale by Private Treaty

# 66 Gledswood Park, Clonskeagh, Dublin 14.



Allen & Jacobs are delighted to bring to the market this wonderfully presented and extended semi-detached family residence. The property benefits from light filled accommodation spanning c. 108sqm/1,164sqft plus garage with additional side passage and a truly spectacular south facing rear garden c.32m. There is enormous potential to add additional accommodation to the side and rear subject to necessary planning permission. Ample off street parking to the front completes the picture.

This fine home is perfectly located in this quiet enclave off Bird Avenue. Gledswood Park boasts a very enviable location with an abundance of amenities within close proximity. There is local shopping on Gledswood Drive and the villages of Donnybrook, Ranelagh and Dundrum are also close by with their endless shops, bars and restaurants. It is also close to many of Dublin's premier schools including Gonzaga College, The High School, Muckross Park, Sandford Park, St. Michael's College, Mount Anville and The Teresians as well as UCD being just around the corner. There is excellent public transport links including several bus routes and the LUAS at nearby Windy Arbour. A host of leisure facilities are also within striking distance including David Lloyd Gym at Riverview and the well renowned Milltown Golf Club.

Viewing is highly recommended.

### At A Glance

- Presented in Very Good Condition Throughout
- Light Filled Accommodation c. 108sqm/1,164sqft
- Very Large, Secluded, Private and Very Sunny Rear Garden (c.32m)
- uPVC Double Glazed Windows Throughout
- Excellent Potential to Extend to Side & Rear (subject to PP)
- Garage
- Off Street Parking
- Minutes to LUAS Station
- Minutes to Dundrum Town Centre
- Close to M50



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
t : 2100360 f : 2789494  
e : info@allenandjacobs.ie  
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### Notes:

### Negotiator

Gary Jacobs MSCI MRICS

### Accommodation

#### Ground Floor

Reception Hall: 4.31m x 2.27m: With under stairs storage.

Dining Room: 3.46m x 3.1m: Feature open fireplace with tiled mantle and surround.

Living Room: 4.24m x 3.46m: Feature open fireplace with marble mantle.

Kitchen: 3.05m x 2.27m: Fully fitted kitchen with range of wall and floor units.

Lounge: 4.85m x 2.5m: Sliding patio doors to rear garden.

#### First Floor

Landing: 2.72m x 2.25m: With access to attic.

Bedroom 1: 4.25m x 3.46m: Extensive range of wardrobes.

Bedroom 2: 3.11m x 3.46m: Hot-press with duel immersion.

Bedroom 3: 2.85m x 2.28m:

Bathroom: 2.25m x 1.65m: With wc, whb and bath.

### Outside

To the front is a walled garden with off street parking. To the rear is a very large, private and well stocked rear garden with a very sunny south facing aspect measuring approx. 32m. Mainly in lawn with patio area. Block built sheds including outside wc and utility room.

