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For Sale by Private Treaty



33 Mount Anville Park, Goatstown, Dublin 14

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For Sale by Private Treaty

33 Mount Anville Park, Goatstown, Dublin 14



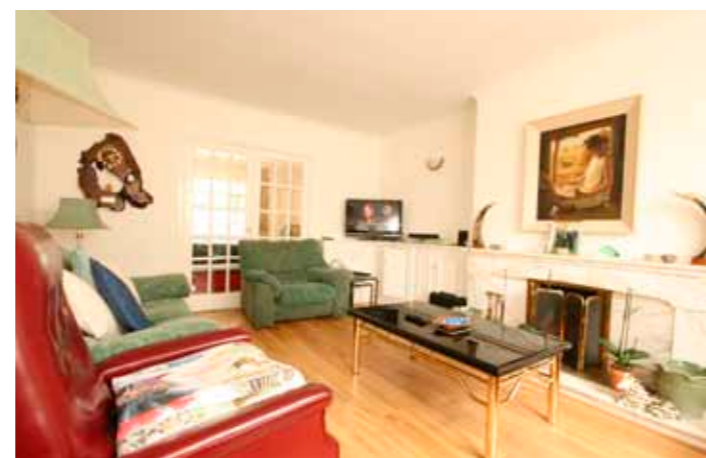
Perfectly located in a quiet cul de sac in the ever popular Mount Anville estate, no. 33 is a substantial detached family home measuring approximately 151 sq/m. The property is presented in excellent order throughout and now offers exceptional accommodation, ideal for family living and entertaining alike. On entering this fine home one will not be disappointed. The extremely bright and spacious accommodation briefly comprises reception hall, living room, dining room, kitchen/breakfast room, play room, guest WC, four large bedrooms (master ensuite) and family bathroom. Ample off street parking to the front & a beautifully landscaped rear garden completes the picture.

Location

Ideally located just a short stroll away from Deer Park, a lovely landscaped parkland providing excellent recreational facilities including a tennis club and delightful walking areas in which to enjoy the elevated views over Dublin Bay and City. There are also a host of local shops and a selection of schools, churches and public transport located close by. Stillorgan, Blackrock and Dundrum Shopping Centres are all nearby and the Luas at Sandyford is a short drive away. There is a range of excellent schools within walking and cycling distance such as Colaiste Iosagain and Colaiste Eoin, Mount Anville, Blackrock, College, St. Andrew's College, St. Michael's and The Teresian School to name a few. UCD Belfield is within easy reach and TCD a short commute. The house is also conveniently located to Leopardstown Race Course, Sandyford and Stillorgan Business Parks, RTE studios, St. Vincent's Hospital and the Radisson Hotel.

At A Glance

- Quiet cul de sac position
- Very well presented throughout
- Double glazed windows throughout
- Oil fired central heating
- Extremely popular residential address
- Landscaped and private rear garden
- Adjacent to The Deer Park
- Ample off street parking
- A selection of south Co. Dublin's finest schools and colleges within easy reach



Floor Area

Approximately 151 sq/m

Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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e : info@allenandjacobs.ie
w : allenandjacobs.ie

Negotiator

Andrew Allen MIPAV

Notes:



Accommodation

Ground Floor:

Reception Hall: 6.14m x 1.5m:

Living Room: 5.38m x 4.02m: Feature open fireplace. Double doors to...

Dining Room: 3.88m x 3.3m:

Kitchen/Breakfast Room: 4.5m x 4.05m:
Fabulous fitted kitchen with extensive range of wall and floor units. Door to rear garden.

Play room: 4.41m x 2.37m:

Guest WC: With wc & whb

First Floor:

Landing: 4.42m x 3.28m: Hotpress with duel immersion. Storage press.

Bedroom 1: 4.05m x 3.74m: Built in wardrobes.

Emsuite:

Bedroom 2: 3.82m x 3.10m: Built in wardrobes.

Bedroom 3: 4.08m x 2.87m: Built in wardrobes.

Bedroom 4: 3.68m x 2.54m: Built in wardrobes.

Bathroom: Fabulous family bathroom with Jacuzzi bath, wc, whb and separate shower cubicle. Fully tiled wall and floors.

Outside

Ample off street parking to the front is complimented by a beautiful, landscaped and private rear garden approximately 10m in length with lawn.

