



5 Glencairn Lawn, The Gallops, Leopardstown, Dublin 18

BER C2

Morrison  
Estates





## FOR SALE BY PRIVATE TREATY

A most appealing extended three bedroom semi detached home with converted attic all set out with a fresh, bright and recently decorated interior; it enjoys an excellent location within Glencairn Lawn in a cul de sac in this upmarket family area with courtyard to rear and off street parking to front. This lovely well designed family home extends to 113 Sq. M/1216 sq. ft (excluding attic conversion currently in use as bedroom of a further 18 sq.m/193 sq.ft)

This property has an excellent layout and briefly comprises on ground floor of entrance hall leading and opening to an architect designed modern kitchen extension with all built in units, velux windows, island feature to the rear of property which has an internal courtyard design which allows light back into the original part of the house where there is a reception/study/bedroom with door access to courtyard, guest wc and shower room off hallway and bright living room to front. Upstairs on first floor there are three bedrooms and main bathroom and a stairs leads to the attic space which has been converted and is in use as a bedroom and has velux windows.

The Gallops, built by Park Developments, is an established upmarket residential location which is superbly located with neighbourhood retail and service outlets nearby and Holy Trinity National School a stroll away together with the Glencairn LUAS stop. Leopardstown Shopping Centre with Dunnes Stores is a short walk away and Stepside, Sandford Villages and The Park Retail Park in Carrickmines are easily accessible together with an excellent choice of local schools, churches; Dundrum Town Centre and village with it's choice of major retail stores, cinema, theatre, restaurants and bars. The M50 is on the doorstep and Sandford and Stillorgan Business Park, Central Park, Beacon Hospital, Beacon South Quarter and Clayton Hotel are all conveniently located.

The area is renowned amongst families for Equestrian, Golfing, hillwalking and cycling and is easily accessible to Sandford, Stepside villages, Leopardstown Shopping Centre, Carrickmines Retail Park and Dundrum Town Centre with their selection of retail and service outlets and major retail stores, cinema, theatre, restaurants and bars. The LUAS and M50 as well as Dundrum and the Sandford business region are all nearby.

Within the development itself there are extensive green open spaces and walkways, two tennis courts, a basketball court and a children's playground; the Samuel Beckett Civic and Sports Campus is also nearby Nearby and offers a gym and all-weather pitches..





## FEATURES INCLUDE:

- Large three bedroom semi detached house (c. 113sq.m/1216sq.ft plus attic space used as bedroom of 18sq.m/193sq.ft )
- Recently extended to rear with architect designed kitchen with internal courtyard feature
- Reception room/office/bedroom opening out to courtyard
- Attic converted with feature velux windows
- Shower room added on ground floor
- Modern neutral colour schemes throughout
- Fitted blinds and kitchen appliances namely oven, hob, extractor fan, fridge/freezer, washing machine and dishwasher are included in the sale
- Gas Fired Radiator Central Heating
- Hardwood Double Glazed Windows
- Digital Security Alarm
- Off- Street Parking
- Easily managed rear courtyard with covered in side passage to side for lock up security for bikes and sports equipment
- Presented in pristine walk in condition throughout
- Close to the LUAS (3 minute walk), M50 and a wealth of local amenities

## ACCOMMODATION

**Reception Hallway:** 4.8m x 1.9m overall, with hardwood panelled entrance door, tiled floor, digital burglar alarm panel, ceiling coving, recessed lighting, understairs storage.

**Living Room:** 5.25m x 3.62m, with feature fireplace for open fire, bespoke built in cupboard units each side of fireplace, built in shelving units, timber flooring, bay window overlooking front garden, ceiling coving.

**Reception/family room:** 3.33m x 2.90m used as home office / tv room / guest bedroom with window to internal courtyard, ceiling coving, recessed lighting.

**Kitchen Extension:** 6.71m x 4.91m, with an extensive range of built-in units and presses, built-in Wirlpool double oven and Baumatic four ring hob, dishwasher, LG American fridge freezer, gas boiler, Feature Island breakfast bar unit with stainless steel sink unit, vaulted ceiling with velux

windows, recessed lighting, door to internal feature courtyard linking back to main house and doors to rear garden courtyard area with access to side passage with additional storage area.

**Utility Room:** there is a well designed utility room with provision for a washing machine and dryer over off kitchen and hallway.

**Shower Room and wc:** understairs area has been extended to create a guest wc with additional shower area with fully tiled walls.

## ON FIRST FLOOR THERE ARE THREE BEDROOMS:

**Master Bedroom:** 3.43m x 3.70m, with timber floor, built-in wardrobe, attractive window

**Bedroom 2:** 3.80m x 2.73m overall, with timber flooring and built-in wardrobe and window to front aspect

**Bedroom 3:** 2.59m x 2.30m timber floor and window to front

**Bathroom:** with white suite comprising bath with Mira electric shower over, wash hand basin, wc, ceramic tiled walls and floor, fitted mirror fronted cabinet, window to rear aspect

Shelved Hotpress with dual immersion

## STAIRS TO ATTIC STORAGE ROOM (In use as bedroom/study)

**Attic:** 4.54m x 4.07m with additional eaves storage and built in wardrobe storage, three feature velux windows to rear aspect, recessed lighting, timber floors

## Outside:

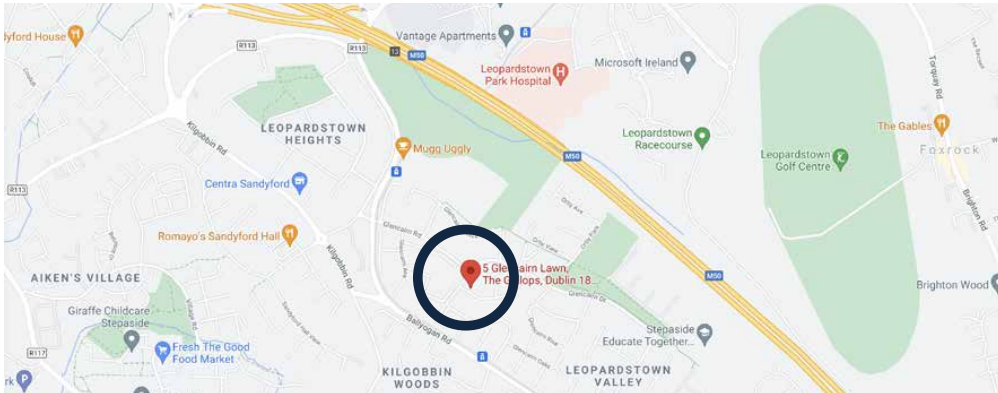
To the front, level lawned garden with off street parking and mature hedging. Gated side access to rear garden, featuring covered in storage shed in side passage, access through to rear courtyard which enjoys a high degree of privacy.

## BER DETAILS C1

## VIEWING

by appointment.





These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, Morrison Estates & Lettings Ltd., or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction. PSRA License No. 004334



myhome.ie  
Find your home at my home

daft.ie  
Ireland's Biggest Property Site

TEGoVA  
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS

ipav | Institute of Professional Auctioneers & Valuers



Sandyford | 10 Sandyford Office Park | Sandyford | Dublin 18 T: 01 293 7100  
City | 77 Sir John Rogersons Quay | Dublin 2 T: 01 649 9012  
Email: [info@morrisonestates.ie](mailto:info@morrisonestates.ie) Web: [www.morrisonestates.ie](http://www.morrisonestates.ie)

Thinking of Selling? Contact us  
to arrange a complimentary sales  
appraisal of your property.