

BER C1



31 Glencairn Rise  
The Gallops, Dublin 18

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INTERNATIONAL REALTY





## 31 Glencairn Rise, The Gallops, Dublin 18

### Features

- Generously proportioned contemporary family home extending to approximately 187 sq.m (2,012 sq.ft) (including the attic)
- Superb standard of finish throughout
- Gas fired central heating
- Surrounded by excellent primary and secondary schools
- A wide selection of recreation and leisure facilities and sports clubs within easy proximity
- West facing rear garden
- Quiet cul de sac setting within close proximity to the M50 and LUAS

An attractive refurbished and extended family home well situated within this highly regarded family-oriented development within a short walk of the LUAS. 31 Glencairn Rise is a perfect family home which boasts a two-storey extension and attic conversion and is ready for a new family to walk straight into.

The accommodation briefly comprises a welcoming extended entrance hall, with w.c, large living room with attractive bay window and sliding doors leading to a family room. A refurbished and extended kitchen/ dining room with doors to the rear garden and utility room. Upstairs are four generous bedrooms (master with ensuite and a walk-in wardrobe) and an attic conversion. To the rear is a private west facing garden laid mainly in lawn with mature plants and shrubs patio area and garden shed. To the front is off street parking for numerous cars.

The location of this home is hard to beat being conveniently located within the popular family orientated development of The Gallops, with its own large open green areas, playground, tennis and basketball courts. There is a wealth of further local amenities to include numerous golf clubs, driving range, Leopardstown Racecourse with Westwood Gym, equestrian centres, and Fernhill Park and Gardens to mention a few. Local shopping includes Leopardstown Shopping Centre with Dunnes Stores, The Park Carrickmines, Cornelscourt, and Dundrum Town Centre just slightly further afield and served by the LUAS. The area is surrounded by an excellent selection of primary and secondary schools to include Holy Trinity National School within the development, Gaelscoil Shliabh Rua, Educate Together Junior and Secondary School and Rosemont. Public transport is excellent with The Gallops LUAS stop within a stone's throw as well as several bus routes. The local M50 interchange provides ease of access to all areas of Dublin and beyond and the Aircoach departs Central Park on the hour every hour.













## Accommodation

**Entrance Hall:** 5.94m x 1.9m (19'6" x 6'3") with laminate flooring, built in storage, understairs storage

**WC:** with tiled walls, wc, whb

**Living Room:** 5.1m x 4m (16'9" x 13'1") with a wood burning stove, built in cabinetry, sliding doors into playroom

**Playroom:** 3.45m x 3.6m (11'4" x 11'10") with laminate flooring, recessed lighting and double doors into

**Kitchen:** 8.36m x 5.85m (27'5" x 19'2") with recessed lighting, extensive range of wall and floor units, island unit with four ring gas Beko hob, integrated dishwasher, integrated double Indesit oven, Indesit microwave, space for a dual fridge, stainless steel sink, Velux windows, space for dining table and chairs, sliding doors into the rear garden

**Rear Garden:** laid in lawn with patio area, mature box hedging, plants, shrubs and trees and a garden shed

**Utility Room:** 1.75m x 5.8m (5'9" x 19') with stainless steel sink, floor units, front and rear access, plumbed for washing machine, space for dryer, built in storage presses, Velux light

**Bedroom 1:** 4.6m x 3.15m (15'1" x 10'4") overlooking the rear with a walk-in wardrobe and wc

**WC:** with tiled walls, tiled floors, step in shower, recessed lighting, wc, whb, extractor fan, heated towel rail

**Family Bathroom:** 2.9m x 1.87m (9'6" x 6'2") with tiled walls, tiled floors, wc, recessed lighting, step in shower, standalone bath, extractor fan, heated towel rail

**Bedroom 2:** 2.7m x 2.8m (8'10" x 9'2") overlooking the front

**Bedroom 3:** 3.1m x 4.4m (10'2" x 14'5") with built in wardrobes

**Bedroom 4:** 2.89m x 4.2m (9'6" x 13'9") situated to the rear, with built in wardrobes

**Attic:** 5.7m x 3.8m (18'8" x 12'6") with Velux window with nice views over the Dublin mountains, eaves storage, recessed lighting

## BER Information

BER: C1. BER No: 105172423.  
EPI: 153.10 kWh/m<sup>2</sup>/yr.

## Eircode

D18 V0C7









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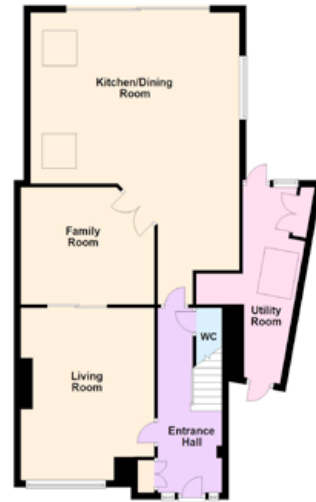
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FLOOR PLANS Not to scale - for identification purpose only.

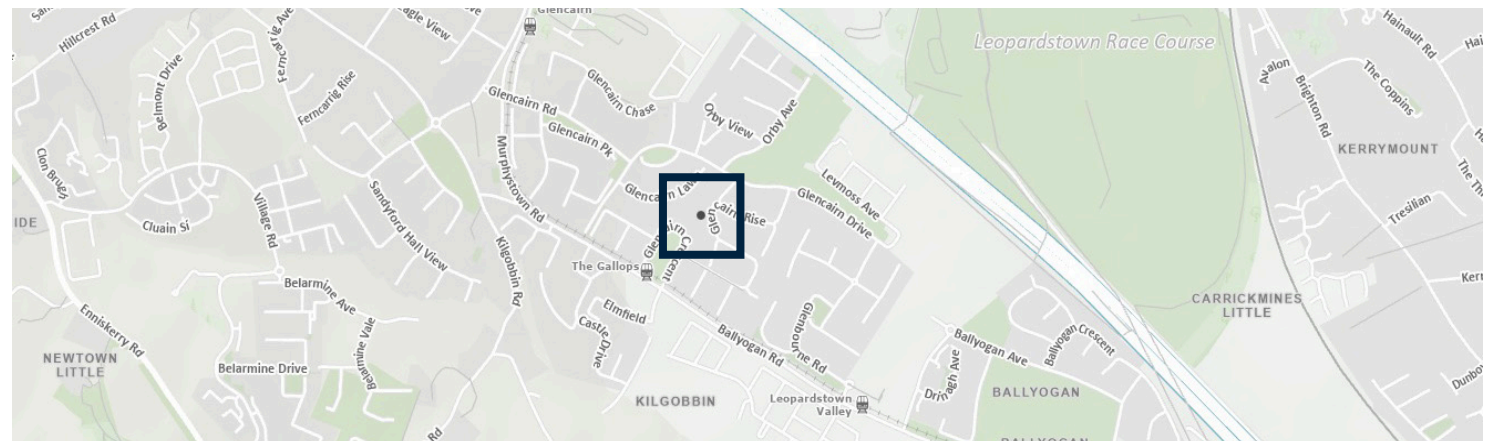
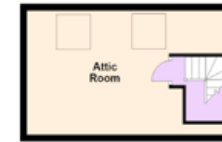
Ground Floor



First Floor



Second Floor



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