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For Sale by Private Treaty



14 Glenbourne Way, Leopardstown Valley, Leopardstown, Dublin 18.

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For Sale by Private Treaty

14 Glenbourne Way, Leopardstown Valley, Leopardstown, Dublin 18.



Allen & Jacobs are delighted to present this lovely semi-detached bay windowed family home providing c.99sqm/1,066sqft of bright well laid accommodation. Presented in good condition no.14, has been extended to the rear to provide a large open plan kitchen/breakfast family room which opens out onto a generous c.12.3m south easterly garden.

Situated overlooking a well maintained open green, the location is ideal with the LUAS station around the corner making the journey into the city centre extremely convenient. All amenities are within easy reach with a host of shopping facilities close by including, the Leopardstown Shopping Centre, Dundrum Town Centre and Stillorgan Shopping centre. The M50 is also only minutes away giving easy access to the city centre and all major transport routes.

Accommodation briefly comprises Entrance hall, Living room, Kitchen/Dining/Family room, Guest w.c., 3 Bedrooms (Master en suite), Bathroom.

At A Glance

- Extended to Rear
- Overlooking Attractive Green to the Front
- Well Proportioned Accommodation c.99sqm/1,066sqft
- Generous South Easterly Rear Garden
- Updated Kitchen
- Side Passage
- Off Street Parking
- Stone's Throw from LUAS Station
- Easy Reach of the City & All Transport Route Via M50
- GFCH
- Timber Double Glazed Windows Throughout
- Alarm
- Phone & TV Connection



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator

Gary Jacobs MSCSI

Notes:

Accommodation

Entrance Hall Attractive solid pine floors, phone point, under stairs storage, alarm panel, ceiling cornicing

Guest Toilet Fully tiled walls & floor; pedestal whb, wc

Living room 5.38 x 3.28 Attractive solid pine floors, timber fireplace with marble insert and hearth, TV point, ceiling cornicing and centre piece, double doors through to:

Kitchen/Dining/Family room 5.56 x 5.22 Fully fitted eye & floor level press units, integrated dishwasher; electric double oven, gas hob extractor fan, 1.5 stainless steel sink unit, plumbed for washing machine, integrated microwave fully tiled floor; tiled splash back, double doors to garden

Upstairs

Landing Shelves hot press, stained timber floors, access to attic

Bedroom 1 3.9 x 3.64 Built in double wardrobes, TV point

En suite Tiled shower cubicle, whb

Bedroom 2 3.19 x 3.03 Fitted wardrobes

Bedroom 3 3.68 x 2.07 Fitted wardrobe

Bathroom Fitted corner bath with electric 'Triton T90SI', shower unit, pedestal whb, wc, velux roof light

Outside

To the front is a walled garden with lawn surrounded by hedging and mature tree. There is also off street parking and a side entrance providing access to the rear garden. To the rear is a c. 12.3m private South Easterly garden laid out in decorative stone.



For Identification Purposes Only/Not To Scale

