



26A Glenamuck Cottages, Glenamuck Road,
Carrickmines, Dublin 18 D18 Y7C1

BER D1

Morrison
Estates



FOR SALE BY PRIVATE TREATY

This is a creatively designed split-level modern detached bungalow with a light filled, contemporary interior, a high quality finish and a distinct individual design and layout with attic conversion and which also features a super sized rear garden c. 44 M (144 ft) long. Experience the feeling of this rural setting but with an extremely convenient location close to every amenity; retreat from it all in this most appealing of homes.

Glenamuck cottages, off Glenamuck Road, is superbly located and easily accessible to Stepside Village, Leopardstown Shopping Centre and The Park Carrickmines Retail Park with their selection of retail and service outlets and an excellent choice of local schools, churches and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars. The M50 is in on the doorstep and Sandyford and Stillorgan Business Parks, Beacon Hospital and Hotel, Beacon South Quarter and Clayton Hotel are also easily accessible. There are excellent public transport facilities available nearby including the 63, and 46d and the LUAS at Carrickmines or Ballyogen is also a short walk away. There is also the N11, University College Dublin and the City Centre and also the 44N Nitelink Service from the City Centre.

There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, a selection of Golf and pitch and putt courses, rugby and football clubs, driving range, scenic walks, Kiltarnan Ski slope and various equestrian facilities. Enniskerry Village and Powerscourt House and Gardens are a short drive away. Walk to the Kiltarnan Country Market on a Saturday morning, and the newly opened Fernhill Park and Gardens at Stepside is also nearby.

FEATURES INCLUDE:

- Bright, spacious accommodation c. 100 Sq. M plus attic conversion used as bedrooms of 45Sq.M – Overall 145 Sq.M (1,560 Sq. Ft)
- Presented in pristine walk in condition throughout built in 1997
- Generous bright living area to front aspect
- Three bedrooms on ground floor level
- Feature attic storage conversion that is in use as two additional bedrooms with an ensuite bathroom and velux windows feature to maximise light
- Stovax multi fuel stove fitted in living room and a Grant oil boiler for heating system
- Netatmo smart heating controls
- Modern kitchen opening to side of house with range of bespoke units and quality appliances.
- Fitted carpets, timber flooring, blinds, light fittings and kitchen appliances namely oven, hob, extractor fan, fridge/freezer and dishwasher included in the sale
- Digital burglar alarm
- Sun terrace to rear and side with decking area to side and patio paved area to rear, a high degree of privacy with a supersized garden measuring 144 Ft. in length
- Off street parking to front on cobbled driveway, side access to rear garden
- Close to the M50, The Park Retail Park, Sandyford, and Stillorgan Business Park and LUAS extension



ACCOMMODATION:

Reception Hallway: with hall entrance door leading to inner entrance door, timber floor, Digital Burglar alarm panel, pendant lighting, opening to

Living Room: 5.86m x 5.26m, with feature Stovax wood burning stove, feature windows to front and side, oak timber flooring, pendant lighting, t.v. point, stairs leading to attic, door to hallway leading to rear of house and double doors to

Kitchen/Dining: 20sq.m overall, with an L shape layout, and extensive range of fitted units, worktops and built in fridge freezer, free standing cooker, extractor fan, dishwasher, washing machine, dryer, stainless steel sink unit, tiled flooring, French doors to front of house and also to rear with steps opening to side decking area patio and leading to a further sun patio at rear of house overlooking rear garden and block built garden shed

THREE BEDROOMS ON GROUND FLOOR

On ground level there is a hallway leading to

Bedroom 1: 3.92m x 2.93m, with feature window to side aspect, timber flooring, wall mounted radiator

Bedroom 2: 3.11m x 2.48m with timber flooring, wall mounted radiator and window overlooking rear garden aspect

Bedroom 3: 3.26m x 2.67m, with timber flooring, wall mounted radiator and window overlooking rear garden aspect

Bathroom: 2.15m x 1.68m, with white suite comprising bath with shower over, wash hand basin wc, fully tiled walls, ceramic tiled floors, pendant lighting, window to side aspect

ATTIC SPACE USED AS TWO FURTHER BEDROOMS

Stairs from living area to attic landing area 3.29m x 2.76m leading to

Bedroom 4: 4.44m x 2.93m with timber floors and wall mounted heater, velux window and door to

Ensuite: 2.94m x 1.5m large tiled shower with Triton electric shower, wash hand basin and wc, and velux window

Bedroom 5: 6.75m x 2.91m with carpet flooring, wall mounted heater and velux window

OUTSIDE :

Outside to front: gated access to cobbled parking forecourt to front leading to front door, and side door to access kitchen directly. Side gate access to rear garden area.

Sunny terrace to side off kitchen and also large patio paved area to rear at side, with steps to block

built shed used as workshop/hobby area or gym. Oil tank. Super sized gardens measuring 44m / 144 Ft. in length giving all day sunshine and leading to mature trees at rear with a high degree of privacy and a wonderful private aspect
Outside tap.

BER DETAILS:

D1

BER Number:

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Energy Performance Indicator:

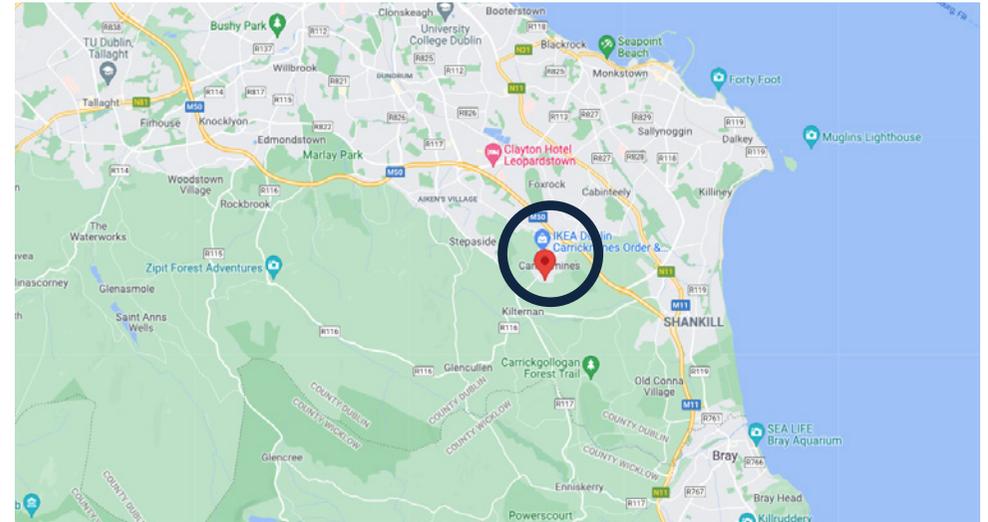
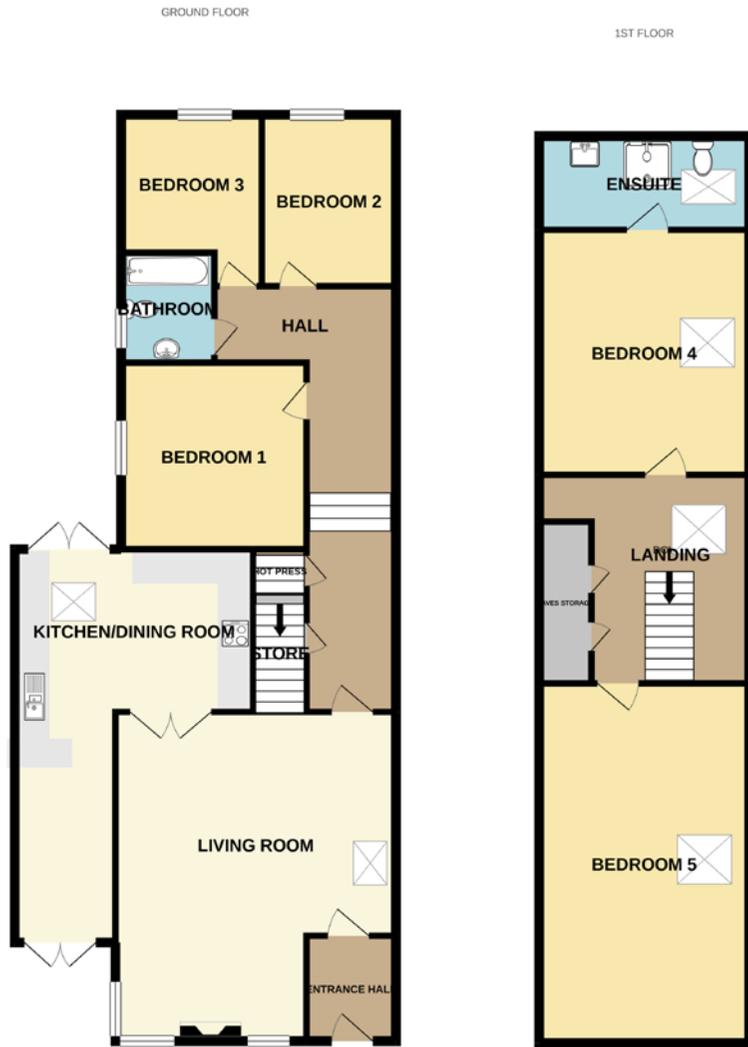
?? kWh/m²/yr

VIEWING:

By prior appointment.







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Sandyford | 10 Sandyford Office Park | Sandyford | Dublin 18 T· 01 293 7100
City | 77 Sir John Rogersons Quay | Dublin 2 T· 01 649 9012
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