



10 Glencairn Heath

The Gallops, Leopardstown, Dublin 18 D18 X8Y6

Morrison Estates



For Sale by Private Treaty

Welcome to Glencairn Heath at the Gallops, a prestigious residential area in the heart of Leopardstown, Dublin 18 and to this most appealing, modern semi detached 3 bedroom family home with attic room which has a fresh, bright interior; it enjoys a prime position within this prestigious upmarket family development set in a cul de sac close to main entrance and less than a one minute walk from the Glencairn LUAS stop with easily managed private south facing garden with a high degree of privacy and off street parking to front. This property is perfect for those seeking a sophisticated and comfortable lifestyle in a vibrant community.

This property has a very well laid out interior over three levels and briefly features entrance hall, large open plan living room to front, opening to dining room, opening to modern open plan kitchen and guest wc off hallway. Upstairs on first floor there are three bedrooms, master bedroom ensuite and main bathroom and stairs to attic room used as a bedroom/study with three velux windows to rear and eaves storage each side. The property is in pristine condition throughout and finished to a modern high standard.

The Gallops, built by Park Developments, is an established residential location which is superbly located with neighbourhood retail and service outlets and a selection of the best schools - Holy Trinity National School, Taobh na Coille, Stepside Educate together and Rosemount are all nearby together with the Gallops LUAS stop on the doorstep.

Leopardstown Shopping Centre with Dunnes Stores is a short walk away and Stepside and Sandyford Villages as well as The Park Retail Park in Carrickmines are easily accessible together with an excellent choice of the best local schools; Dundrum Town Centre and village with it's choice of major retail stores, cinema, theatre and top restaurants is also nearby. The M50 is on the doorstep and Sandyford and Stillorgan Business Park, Central Park, Beacon Hospital and Hotel, Beacon South Quarter and Clayton Hotel are all conveniently located. Nearby sporting and recreational amenities include Fernhill Park and Gardens, Leopardstown Racecourse and Westwood Club, and a selection of golf and pitch and putt courses, rugby and football clubs.

Within the development 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. There is also a cool coffee shop called Mugg Uggly on the doorstep! Experience luxury living at Glencairn Heath - your dream home awaits!

Features at a glance

- Prime location in Glencairn Heath
- Presented in pristine, walk into condition throughout
- Well proportioned, bright, spacious accommodation laid out over three levels c. 104 Sq. M. (1,119 Sq. Ft) plus converted attic room of c. 24Sq. M. (258 Sq. Ft) total space of 128 Sq.M (1,378 Sq.Ft.)
- Bright, well appointed interior with tasteful colour schemes - walk-into condition
- Upgraded bathroom with extensive travertine tiling on floors and walls and high quality fixtures and fittings
- Fitted carpets, 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
- Digital Security Alarm
- Off- Street Parking
- Easily managed south facing rear garden
- Prime cul de sac location close to entrance to development beside the LUAS
- Close to the Glencairn LUAS, M50 and a wealth of local amenities and schools

Accommodation

Reception Hallway: 5.04m x 1.92m, with composite entrance door, wooden floor, digital burglar alarm panel, ceiling coving, recessed lighting, guest WC, door to

Living Room: 5.03m x 3.99m, with feature fireplace with wooden surround, gas fire, oak wooden flooring, bay window overlooking front aspect, ceiling coving and recessed lighting, double doorway to

Dining Room: 3.47m x 3.06m, with wooden floor, French doors to rear garden patio, ceiling coving, recessed lighting, door to

Kitchen: 5.11m x 2.80m with an extensive range of built-in kitchen units and presses, oven and four ring induction hob, dishwasher, fridge/freezer, stainless steel sink unit, window overlooking rear garden, door to patio and rear garden, travertine floors

Guest WC: with wc, whb and window to side

UPSTAIRS ON FIRST FLOOR THERE ARE THREE BEDROOMS:

Large landing area with window to side

Master Bedroom: 4.04m x 3.11m, with carpet flooring, built-in wardrobes, window to rear aspect, door to

Ensuite: 2.80m x 1.31m upgraded with white suite and shower, tiled floor and walls

Bedroom 2: 4.45m x 3.11m with carpet flooring, window to front aspect and built-in wardrobes

Bedroom 3: 2.90m x 2.67m carpet flooring, window to front aspect

Bathroom: 2.81m x 1.68m comprising bath with shower over, wash hand basin, wc, travertine tiled walls and floor, window to side fitted mirror fronted cabinet

Shelved Hotpress with dual immersion

STAIRS TO ATTIC ROOM:

Attic Room: 6.01m x 3.97m overall, converted attic area used as an office/bedroom, three velux windows to rear, wooden panelling throughout, eaves storage area on both sides

Shelved Hotpress with dual immersion

Outside

To the front, there is a driveway with off street parking. The rear garden has a south easterly aspect which is laid out with a grass and patio area with walkway to mature planting at rear wall and enjoys a high degree of privacy. Timber Garden Shed.





Ground Floor

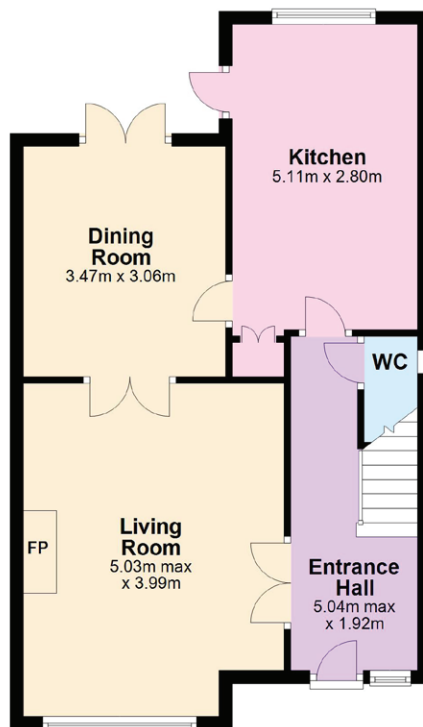
Viewing: By prior appointment

BER: D1

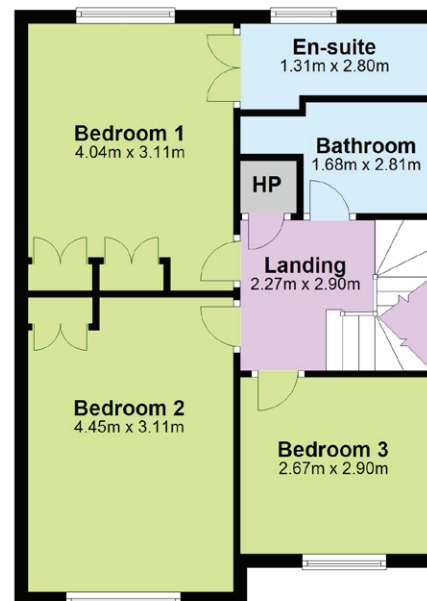
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EPI: 258.7 kWh/m²/yr

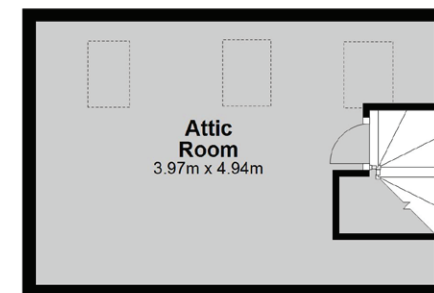
BER D1



First Floor



Second Floor



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01 293 7100

Sandyford

10 Sandyford Office Park,

Sandyford, Dublin 18. D18 H5F1

Email: info@morrisonstates.ie

www.morrisonstates.ie

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