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For Sale by Private Treaty



22 Glencairn Park, The Gallops, Leopardstown, Dublin 18.

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## For Sale by Private Treaty

# 22 Glencairn Park, The Gallops, Leopardstown, Dublin 18.



Allen & Jacobs is delighted to bring to the market this lovely four bedroomed semi-detached bay windowed family home presented in excellent condition throughout. Overlooking a green area to the front, the property has been extended to the rear and the attic has also been converted which includes an en suite. Light filled well-proportioned accommodation spans a generous c.170sqm/1,830sqft (including the attic). A secluded south westerly orientated garden completes the picture.

The location is ideal with the Luas stop a stone's throw away making the journey into the city centre, Sandyford and Cherrywood extremely convenient on the extended Green Line. The M50 is also only minutes away giving easy access to all major transport routes. There are a number of creches on The Gallops estate and a short walk away are modern purpose-built primary schools Holy Trinity National School and Gaelscoil Shliabh Rua. An extensive selection of secondary schools is easily accessible by Luas including the Nord Anglia International School at the Dublin South County Business Park.

Situated near a large open green area with playground and tennis courts, other amenities within easy reach by car or Luas include; Dundrum, Leopardstown, Carrickmines and Stillorgan shopping centres.

Accommodation briefly comprises; entrance hall, guest toilet, living room, kitchen, dining area and family room. Upstairs are 4 bedrooms (master en suite), main bathroom and attic conversion with ensuite bathroom.

"A fine family home with viewing highly recommended"

### At A Glance

- Presented in excellent condition throughout
- Semi-detached residence c.170sqm/1,830sqft (incl. attic)
- Attic converted & included ensuite
- Extended to the rear
- Secluded landscaped south-westerly orientated garden
- 2 x ensuite
- GFCH
- Double glazed windows
- Extensive use of solid timber floor
- Large covered side entrance providing storage
- Beside large green area/playground & tennis courts
- Off street parking
- Easy Reach of M50
- Minutes' walk to LUAS Station
- Close to creches/schools



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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### Notes:

### Accommodation

#### Ground floor

**Entrance hall:** Solid timber floor, recessed lighting, under stairs storage

**Guest toilet:** Tiled floor; whb, wc

**Living room:** 5.44 x 4.16 Open timber fireplace with tiled surround and slate hearth, fitted coal effect gas fire, ceiling cornicing, double doors to:

**Dining area:** 3.42 x 3.05 Solid timber floors, recessed lighting

**Kitchen:** 4.56 x 2.8 Shaker style fitted kitchen with extensive range of wall & floor units, velux roof light, granite worktops & splashback, breakfast bar, tiled floor, recessed lighting, plumbed for washing machine & dishwasher, double oven, hob, extractor fan

**Family room:** 5.3 x 2.94 Solid timber floors, large velux roof lights, double doors to patio & garden

#### Upstairs

**Landing** Shelved hot press with duel immersion, recessed lighting

**Bedroom 1:** (front) 2.62 x 2.43 Sliding wardrobes

**Bedroom 2:** (front) 3.93 x 3.63 Sliding mirrored wardrobe, stained timber floor

**En suite** Fitted quadrant shower cubicle, whb, wc, fully tiled floor, part tiled walls,

**Bathroom** Fitted bath with shower attachment, pedestal whb, wc, fully tiled walls, part tiled floor, recessed lighting

**Bedroom 3:** (rear) 3.27 x 2.63 Built in wardrobe, stained timber floors

**Bedroom 4:** (rear) 2.79 x 2.67 Built in wardrobe

**Attic room:** 5.07 x 4.19 Stained timber floors, velux roof lights, eaves storage, recessed lighting, built in bookcases & wardrobes

**En suite:** Fitted quadrant shower cubicle, whb, wc, fully tiled floor & walls, velux roof light

### Outside

To the front is off-street parking with circular lawn area and bordered by hedging, shrubs and mature trees. To the rear is a lovely secluded garden c.9.3m with a south westerly orientation and a variety of plants, shrubs and mature trees in the borders. There is also a lawn area and large patio area which is accessed directly from the family room. To the side of the property is a large covered side passage which is ideal for storage.

