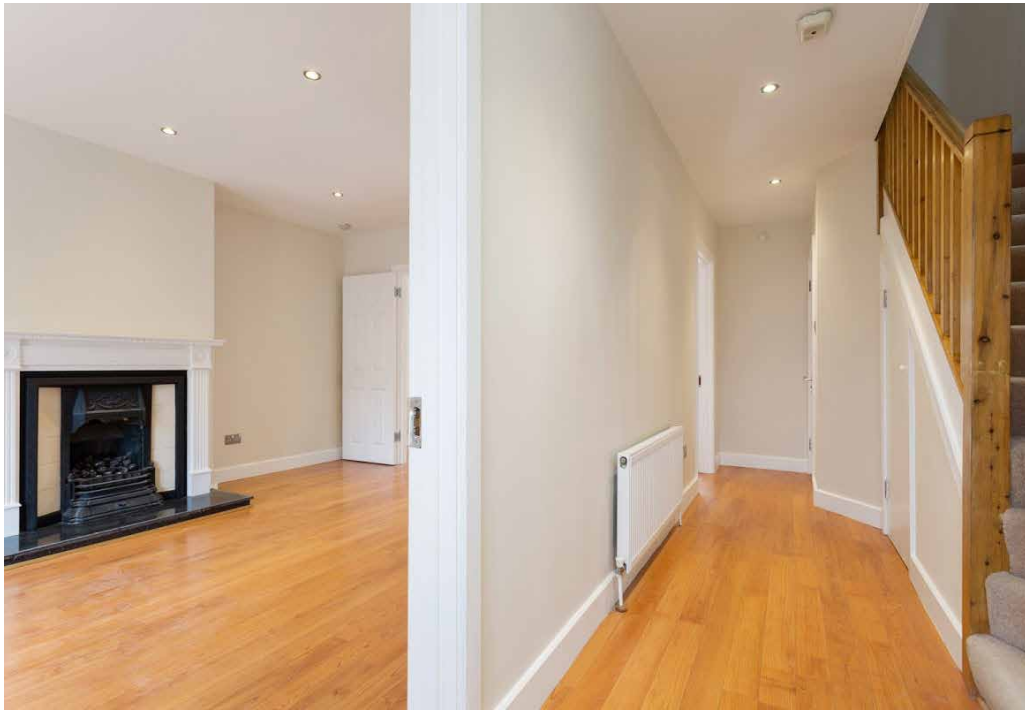




25 Glencairn Oaks, The Gallops, Leopardstown, Dublin 18, D18 HE24

BER C3

Morrison
ESTATES



FOR SALE BY PRIVATE TREATY

A most appealing, modern detached 4 bedroom family home with large attic room used as bedroom and ensuite with a fresh, bright architect designed interior; it enjoys an enviable location within this prime upmarket family development close to green area and less than a one minute walk from the Gallops LUAS stop with easily managed private south west facing garden with a high degree of privacy to the rear and off street parking to front.

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, Thaogh 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 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.

DISTINCTIVE FEATURES AT A GLANCE

- Bright well laid out accommodation over three levels c. 130 Sq. M (1400Sq. Ft) plus attic room 36 Sq.M (387 Sq.Ft)
- Recently redecorated with tasteful neutral colour schemes throughout
- 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
- Hardwood Double Glazed Windows
- Digital Security Alarm
- Easily managed rear garden with decking feature
- Off- Street Parking
- Easily managed south facing rear garden
- Close to the LUAS, M50 and a wealth of local amenities



ACCOMMODATION

- Reception Hallway:** 6.4m x 1.2m, with hardwood panelled entrance door, timber floor, digital burglar alarm panel, ceiling coving, recessed lighting, understairs storage area, guest WC, door to
- Living Room:** 5.62m x 3.6m, with feature fireplace with wooden surround, fitted coal effect gas fire, timber flooring, bay window overlooking front aspect, ceiling coving and recessed lighting, double doors to
- Kitchen/Dining Room Open Plan:** 6.08m x 5.38m overall, with an extensive range of built-in hand painted kitchen units and presses, built-in oven and four ring gas hob, dishwasher, Whirlpool fridge/freezer, stainless steel sink unit, window overlooking rear garden, door to patio and rear garden
- Utility Room:** 2m x 1.37m with a range of built in units and presses, Zanuss washing machine, Zanussi Dryer, Ferrolli gas boiler, window to side
- Guest WC: 1** .73m x 1.55m (Wheelchair accessible) with white suite and window to side

THERE ARE FOUR BEDROOMS ON FIRST FLOOR:

- Main Bedroom:** 5.08m x 3.6m, with timber floor, built-in wardrobes and built in drawer units, bay window feature to front aspect, door to
- Ensuite:** 1.86m x 1.55m with white suite, tiled floor and window to front
- Bedroom 2:** 3.96m x 2.88m with timber flooring, window to rear aspect and built-in wardrobe
- Bedroom 3:** 3.09m x 2.82m timber floor, window to rear aspect and built in wardrobe
- Bedroom 4:** 2.47m x 2.07m timber floor, window to side aspect
- Bathroom:** with white suite comprising bath with Triton electric shower over, wash hand basin, wc, ceramic tiled walls and floor, window to side aspect, fitted mirror fronted cabinet Shelved Hotpress with dual immersion

STAIRS TO ATTIC ROOM:

Attic room: 4.74m x 3.84m The attic is current used as a large bedroom/study/storage room, with additional eaves storage and also has an ensuite bathroom. Four Velux windows feature frame views to Dublin mountains.

Enuite attic bathroom: 2.09m x 1.77m with white suite and velux window

OUTSIDE:

To the front, there is a cobblelock driveway with off street parking. Gated side access to rear garden with south westerly aspect which is laid out with decking area feature and lawn with mature planting at rear wall and enjoys a high degree of privacy. Timber Garden Shed. External lighting. Outside tap.

VIEWING:

Viewing by appointment.

BER Rating:

C3

BER Number:

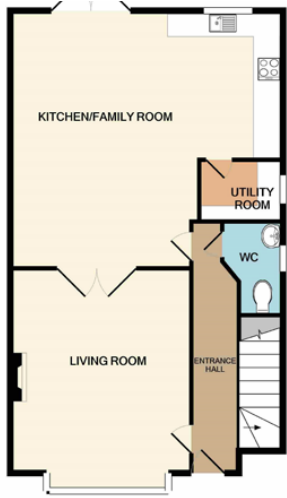
113167548

Energy Performance Indicator:

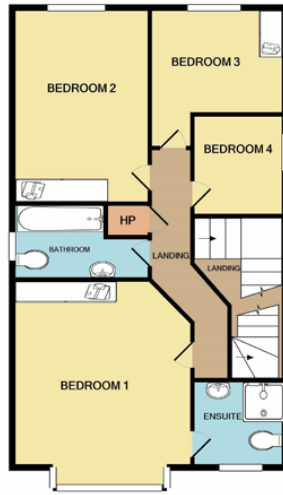
209.48 kWh/m²/yr



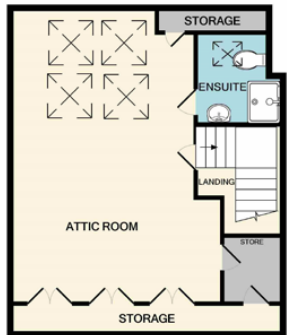




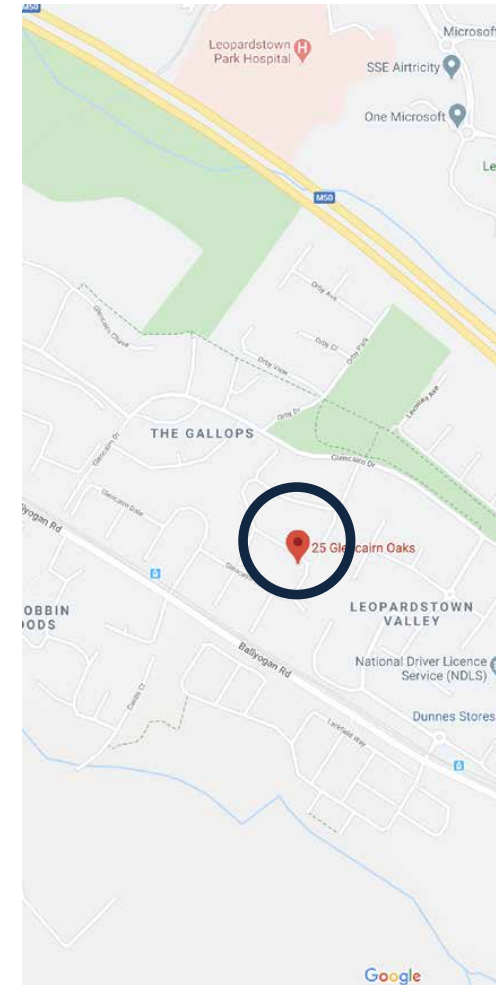
GROUND FLOOR



1ST FLOOR



ATTIC 2ND FLOOR



These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction. PSRA License No. 002958

myhome.ie
Find your home at my home

daft.ie
Ireland's Biggest Property Site

TEGoVA
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS

ipav | Institute of Professional Auctioneers & Valuers

Morrison
ESTATES

Sandyford | 10 Sandyford Office Park | Sandyford | Dublin 18 T: 01 293 7100
City | 77 Sir John Rogersons Quay | Dublin 2 T: 01 649 9012
Email: info@morrisonestates.ie Web: www.morrisonestates.ie

Thinking of Selling? Contact us
to arrange a complimentary sales
appraisal of your property.