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For Sale by Private Treaty



11 Glenbourne Crescent, Leopardstown Valley, Leopardstown, Dublin 18.

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For Sale by Private Treaty

11 Glenbourne Crescent, Leopardstown Valley, Leopardstown, Dublin 18.

Allen & Jacobs is delighted to present a rare opportunity to acquire a substantially extended bay windowed semi-detached residence tucked away in a quiet cul de sac. The addition of two storeys to the side & rear have given this property a spacious open plan feel. Natural light has been maximised and the overall floor space has increased to an impressive c.181sqm/1,948sqft. The property opens out to a secluded gem of a garden which benefits from extra length, width, extensive patios and lovely landscaping.

Other features include: master bedroom suite with walk in wardrobe & en suite, extensive use of timbers floors, natural solid wood internal doors, large open plan kitchen with centre island and large utility room.

The location is ideal for those looking for a safe family friendly well-maintained development. There are extensive green areas, playground and tennis courts available for use. The LUAS station is only a stone's throw away 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 Carrickmines 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; hall, guest toilet, living/play room, kitchen/dining room, family room, utility, 4 bedrooms (master with walk in wardrobe), 2 x en suites and bathroom.

At A Glance

- Extended semi-detached residence c.181sqm/1,948sqft
- Landscaped and secluded sunny garden to rear
- Presented in excellent condition
- Open plan kitchen/dining/family room to rear
- Extensive use of timber floors
- Natural solid timber internal doors
- Two bedrooms en suite
- Walk in wardrobe off master bedroom
- Large utility
- Side entrance
- Alarm
- Timber double glazed windows
- GFCH
- Underfloor heating in bathroom & master en suite
- Off-street parking
- Stone's throw to LUAS station
- Close by to all amenities
- TV & internet connection available

Negotiator

Gary Jacobs MCSI MRICS



Viewing

Strictly By Prior Appointment
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Notes:



Accommodation

Hall Attractive timber floors, alarm panel

Guest toilet Whb, wc

Living/Play room: 5.55m x 3.3m (max.) Brick & natural stone fireplace with tiled hearth, fitted coal effect gas fire, timber floors, ceiling cornicing, bay window

Kitchen/Dining room: 7.41m x 5m (max.) Fully fitted eye & floor level shaker style press units, granite counter tops & splashbacks, fitted island unit with stainless steel sink bowl, double oven, gas hob, extractor fan, integrated microwave, integrated dishwasher, recessed lighting, part tiled/part timber floor; built in storage and shelving, double doors to patio & garden

Family room: 5.67m x 4.07 Timber open fireplace, attractive timber floors, recessed lighting, double doors to garden

Utility: 3.8m x 2.57m Fitted eye & floor press units, plumbed for washing machine & dryer; tiled floor; recessed lighting, door to garden

Upstairs

Landing Shelved hot press with dual immersion, roof light

Bedroom 1 (master - side): 5.43m x 4.07m Fitted wall to wall wardrobes & drawers, large roof light, recessed lighting



Walk in wardrobe: 2.35m x 1.6m Built in hanging space, built in shelving, recessed lighting, roof light

En Suite: 2.35m x 2.35m Fitted quadrant shower cubicle, pedestal wh, wc, velux roof light, fully tiled walls & floor; recessed lighting, underfloor heating

Bedroom 2 (rear): 4.11m x 2.57m Fitted wardrobe

Bedroom 3: (rear): 3.42m x 2.83m Built in wardrobes

Bathroom: Fitted P shaped bath with shower attachment, pedestal whb, wc, velux roof light, fully tiled walls & floor; underfloor heating

Bedroom 4 (front): 3.9m x 3.62m (max.) Built in wardrobes

En Suite: Tiled shower cubicle, whb, wc, tiled floor

Outside

To the front is a lawn, planted border and driveway providing off street parking. There is also a side entrance. To the rear is a beautifully landscaped private sunny garden which is mainly laid out in lawn with well planted borders surrounding the entire garden. There is also extensive patio areas to enjoy the sun and ideal for bbq's.

