



# No 20 Glenbrook Park

Rathfarnham, Dublin 14, D14 FA36



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133.74 SQ.M



(01) 490 3201



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION

This is an address that needs little introduction. Glenbrook is both a convenient & popular location. Nestled only a few minutes` walk to Rathfarnham village Dundrum and Nutgrove Shopping Centres are also close by. It is within close proximity to a host of primary and secondary schools such as Terenure College, High School, Our Lady`s, Loreto Rathfarnham, Gaelcholaiste an Phiarsaigh as well as Templeogue College. Bushy Park, Marlay Park, St. Enda`s Park are a stone`s throw away and a number of golf clubs including, Rathfarnham, Grange, Edmonstown & Castle. The area is well serviced by public transport with excellent bus routes (61,15b, 15d, 75 & 75a) while the M50 is only a five minute drive away.

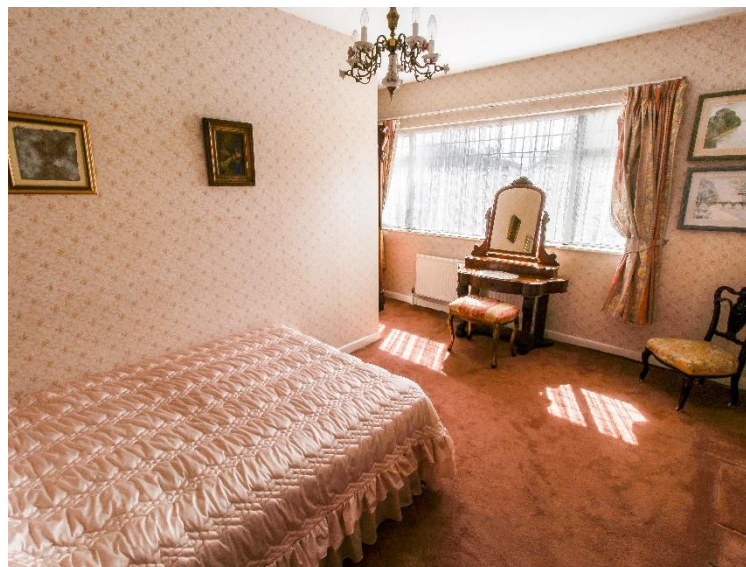
### DESCRIPTION:

No. 20 is a great family home in one of South Dublins most desired addresses. The property comes to market in good condition however, it would benefit from some redecoration. Extending to c. 133.74sq.mts / 1439 sq.ft. - the downstairs comprises of a smart entrance hall with under stairs storage, a large living room with a feature marble fireplace, a dining room, kitchen, utility which is plumbed and has a guest w.c.. Upstairs, there are four bedrooms & a family bathroom. No. 20 also has its attic floored and would be ready for conversion (SFPP), which has already been fitted with a Stira stairs. There is a Car garage attached & access via the utility. Outside there is a mature rear garden & to the front there is ample off street parking. Early Viewing is a Must!!



## ACCOMMODATION:

<b>Entrance Lobby:</b>	c. 3.0m x 2.08m
<b>Entrance Hall:</b>	c. 4.0m x 3.2m <i>with Under Stairs Storage.</i>
<b>Sitting Room:</b>	c. 4.4m x 4.3m <i>Marble Fire Place.</i>
<b>Dining Room:</b>	c. 4.25m x 3.5m <i>Open Fire</i>
<b>Kitchen:</b>	c. 3.3m x 3.4m <i>Wooden Floors, Fitted Units</i>
<b>Utility:</b>	c. 2.5m x 3.23m, <i>Plumbed, Guest W.C, Access to the rear Garden, Access to the Garage.</i>
<b>Garage:</b>	c. 5.1m x 2.6m
<b>Bedroom 1:</b>	c. 4.3 x 3.6 <i>Fitted Wardrobes, Carpet &amp; Curtains</i>
<b>Bedroom 2:</b>	c. 3.7m x 2.5m <i>Sink, Fitted Wardrobes, Carpet &amp; Curtains</i>
<b>Bedroom 3:</b>	c. 2.75m x 4.3m <i>Carpet &amp; Curtains</i>
<b>Bedroom 4:</b>	c. 2.56m x 2.51m <i>Carpet &amp; Curtains</i>
<b>W.C:</b>	c. 2.5m x 2.2m <i>W.C, W.H.B, Bath/Shower.</i>





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**D2**

**PRICE REGION:**

**€650,000**



JP&M  
**DOYLE**

Established. 1952

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