



32 Orby Park,  
The Gallops, Leopardstown, Dublin 18, D18 Y920

128 m<sup>2</sup> / 1378 ft<sup>2</sup>

**DNG Stillorgan**  
18 Lower Kilmacud Road, Stillorgan, Co. Dublin  
T: 01 283 2700 | E: stillorgan@dng.ie

**Negotiator:**  
William Bradshaw  
0868056703  
PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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# 32 Orby Park, The Gallops, Leopardstown, Dublin 18, D18 Y920

For those wishing to find their dream family home, look no further. 32 Orby Park is one of those properties that pulls on all the “want” strings of the heart. The standard of finish is impeccable throughout and includes upgraded features in almost every room. Whether you are talking about appliances in the kitchen, the solid wood flooring or the top of the range Crema Marfil Italian porcelain tiles, the current owners have truly spared no expense in creating this fabulous family home. The features of this property are many and has to be viewed to be fully appreciated. The property also overlooks a large green area to the front and occupies an enviable cul de sac location.

Built in 2009, this house started life as a four bedroom semi-detached house, however the current owners have opened up the fourth bedroom into the master suite to encompass a stylish walk in wardrobe which has been professionally fitted to an excellent standard. Should the new owner require returning it to its original use it would be easy to change it back and at minimal expense. In addition the attic is part floored and would be suitable for conversion (subject to survey) if more space is required.

To the rear of the property lies a generous sized garden accessed through double doors from the dining area, seamlessly linking the house with the outside. It boasts sunshine all afternoon and evening with thanks to its westerly aspect. While mostly in lawn, there is also a nice paved patio perfect for a summer barbeque and entertaining. To the front there landscaped shrubbery and off street parking for two to three cars.

This neighbourhood is well respected, safe and friendly. The perfect place to bring up a family. The close proximity of the LUAS within walking distance and the M50 a quick drive away makes this home ideal for those who like to easily access the city and surrounding areas. There are ample open green areas close by for children to run around in as well as playing fields, tennis courts and a well-equipped children’s playground. Great local schools include: Holy Trinity National School, Saint Olaf’s National school, The Gallops Montessori Preschool and Glencairn Preschool.

Viewing is strongly recommended!

## Accommodation

Entrance hallway 3.36 x 1.94  
Bright and spacious hallway with tiled floor.

Kitchen/ Dining area 6.55 x 6.05 max  
High specification fully fitted kitchen with high gloss wall and base units. Wood work tops, stainless steel “Frankie” sink, Siemens hob and extractor fan. Miele built in oven and micro-wave. Tiled floor. Solid wood shutters. Down lighters. Access to garden.

Living room 6.16 x 3.95  
Solid walnut flooring, feature Gazco gas inset convector fire with remote control. Solid wood shutters.

Guest bathroom 1.72 x 1.57  
Sonas sanitary ware. Utility .70 x .75 plumbed for washing machine.

Landing 4.47 x 1.96  
Solid whitewashed oak floor. Hot press 1.02 x 0.86

Master bedroom 3.96 x 1.75  
Large master bedroom with ensuite and feature bay window. Solid whitewashed oak floor.

Ensuite 1.80 x 1.75  
Shower cubicle, wc, sink, tiled floor part tiled walls.

Walk in wardrobe/ Bedroom 4 2.55 x 2.00  
Currently used as walk-in wardrobe with fully fitted Sliderobes shelving and clothing racks. Easy to change back to bedroom at minimal cost.

Bedroom 2 4.11 x 3.29  
Double bedroom to rear. Built in Sliderobes, Solid whitewashed oak floor.

Bedroom 3 3.24 x 2.60  
To rear. Built in Sliderobes, Solid whitewashed oak floor.

Bathroom 2.09 x 1.75  
Built in sink unit, bath with shower fixture, tiled floor, part tiled walls.

BER: B3  
BER No. 101711554  
Energy Performance Indicator: 137.69kWh/m²/yr

## Features

- 4 Bedroom family home (4th bedroom currently in use as walk in wardrobe).
- C. 128sqm/ 1,378 sq.ft.
- Presented in pristine condition throughout.
- Enviably cul de sac location overlooking green area.
- LUAS less than 10 minutes walk away.
- Gazco gas inset convector fire with remote control.
- Designer LeGrande light switches throughout.
- Solid walnut floors in the living room.
- Solid whitewashed oak floors upstairs
- Solid wood shutters throughout the property.
- Rational windows and doors throughout.
- Upgraded LED lighting throughout.
- Fully alarmed with CCTV accessible from mobile app.
- Impressive B3 Energy rating.

View By Appointment

Asking Price: €575,000

