

**9 Goatstown Avenue,  
Goatstown, Dublin 14, D14 E039**



**O'Mahony** |



Standing on an extensive corner site, this upgraded and very adaptable 3 / 4 bedroomed family home is presented in excellent decorative condition throughout, and will appeal to a variety of purchasers seeking a 'turnkey' property.

Accommodation of c.1,291 sq.ft. (c.120 sq.m.) comprises entrance porch, reception hall, sitting room, dining room open plan to kitchen, study / home office (or Bed 4), utility, downstairs shower room, three bedrooms and bathroom. We highly recommend a private personal viewing to fully appreciate this very fine home.

This property offers great privacy being set back from the road, and the gravel driveway has ample car parking for a number of cars. Full Planning Permission has been granted for a ground floor extension to the side of the property. Gas fired radiator central heating and PVC double glazed windows have been installed, and there are hardwood oak floors.

This convenient location off Goatstown Road is close to numerous recreational amenities, several primary and secondary schools, UCD, LUAS and Dundrum Town Centre. There is also easy access to the road networks of the N11 and M50.



## ACCOMMODATION:

### Porch: 6' 2" x 3' 4"

With PVC double glazed double doors. Tiled floor.

### Hall: 15' 10" x 6' 5"

With hardwood oak floor. Coving to ceiling. Recessed ceiling lights. Under stairs cloaks / storage.

### Sitting room: 13' 1" x 12' 11"

Fireplace with marble hearth & wood surround. Built in bookcase / storage press. Hardwood oak floor. Double doors to Dining room. Coving to ceiling. Wall lights.

### Dining Room: 13' 10" x 11' 4"

Open plan to Kitchen. Built in storage press. Double doors to back garden. Fireplace ope. Hardwood oak floor. Coving to ceiling.

### Kitchen: 10' 0" x 8' 6"

With range of fitted kitchen cabinets incorporating oven, hob, hood & integrated dishwasher, quartz countertops & breakfast bar. Recessed ceiling lights.

### Study / Home Office / Bed 4: 12' 9" x 8' 6"

Coving to ceiling.

### Shower room: 5' 9" x 5' 1"

With shower, w/c & washbasin in vanity unit. Ceramic wall & floor tiles.

### Utility Area: 8' 4" x 6' 1"

Plumbed for washing machine. Storage presses. Coving to ceiling. Door to back garden.

### Bedroom 1: 14' 0" x 9' 3"

With built in wardrobes. Hardwood oak floor.

### Bedroom 2: 13' 1" x 10' 3"

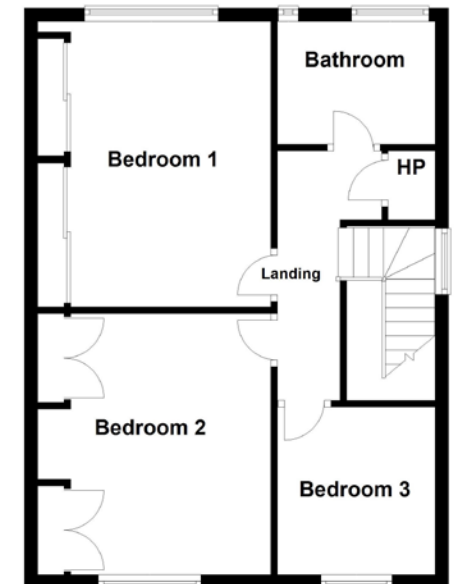
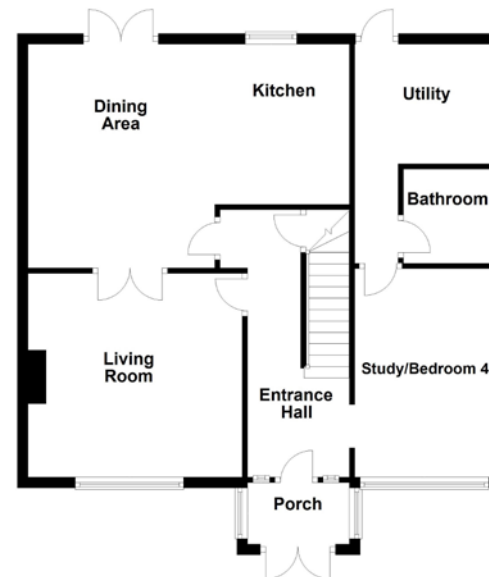
With built in wardrobes. Fireplace ope. Hardwood oak floor.

### Bedroom 3: 7' 11" x 7' 9"

With hardwood oak floor.

### Bathroom: 7' 9" x 5' 8"

With bath, w/c & washbasin in vanity unit. Wall tiles.



Floor plans for identification only - Not to Scale



### Some Features:

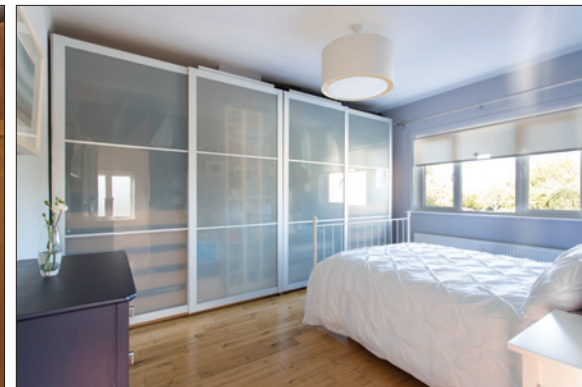
- Standing on extensive corner site
- PVC double glazed windows
- Gas fired radiator central heating
- Hardwood oak flooring
- Large entrance porch
- Study / Home Office / Bedroom 4
- Downstairs Shower room
- Utility room
- Side entrance
- Back garden with patio and deck area
- Gravel driveway with ample private parking
- Garden sheds included in sale
- Carpets, curtains, window blinds and ceiling light fittings as fitted included in sale
- Full Planning Permission granted for single storey extension to side (Planning Ref; D16B/0426).

### Gross Internal Area:

c.1,291 sq.ft. (c.120 sq.m.)

**B.E.R:** E1

No.101495810 EPI: 334.02 kWh/m /yr



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#### Negotiators:

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