

we'll take you home

vincent
FINNEGAN

For Sale by Private Treaty
€795,000

27 Glencairn Road, The Gallops, Leopardstown, Dublin 18

Beautifully presented detached four bedroom residence situated in this highly sought after location within two minutes' walk of the Glencairn LUAS station. The property has been extended, modernised and upgraded throughout with newly fitted double glazed windows and measures approx. 165.36m² /1,780ft². The attention to detail is evident throughout the house in the solid oak flooring, recess lighting, burglar alarm, attractive coving and spacious open plan sunroom extension with vaulted ceiling to the rear. There is also a private garden to the front with off-street parking for two/three cars and the property is beside a mature green.

The accommodation briefly comprises of spacious entrance hallway, large living room, open plan dining/kitchen/sunroom, four bedrooms - two with en-suite, main bathroom and utility room completes the accommodation.

Viewing is highly recommended.

BER C1



TELEPHONE: 01 298 4695

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FEATURES

- UPGRADED AND MODERNISED THROUGHOUT • BER C1
- GAS FIRED CENTRAL HEATING SYSTEM WITH GAS CONDENSER BOILER • BURGLAR ALARM
 - NEWLY FITTED DOUBLE GLAZED WINDOWS AND DOORS • THREE BATHROOMS
- ATTRACTIVE GARDENS TO FRONT AND REAR • DRIVEWAY WITH TWO-THREE PARKING SPACES
- SUNROOM EXTENSION TO REAR • APPROX. 1,780ft²/165.36m² • EXCELLENT LIVING SPACE • RECESSED LIGHTING
 - SOLID OAK FLOORING • MINUTES WALK TO GLENCAIRN LUAS & SHORT DRIVE TO M50

DETAILS OF ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

(6.93m x 1.98m) attractive coving, cloakroom, porcelain tiled floor, radiator cabinet, fitted curtains – double doors leading to -

LIVING ROOM:

(6.74m x 3.73m) attractive surround fireplace, tv point, coving, fitted wooden venetian blinds and solid oak floor

KITCHEN/BREAKFAST/DINING ROOM:

(6.03m x 4.25m) fully fitted modern kitchen with feature island counter-top and comprehensive range of wall and base units, vaulted ceiling with two velux windows, recess lighting, integrated radio system with flush ceiling mounted speakers and remote control, integrated Rangemaster cooker with two double ovens, grill and five ring gas hob, stainless steel extractor hood, American style fridge/freezer, integrated dishwasher and Blanco double drainer sink. Open plan leading to -

SUN ROOM:

(5.45m x 4.09m) feature vaulted ceiling with upgraded insulation c. 2018, three velux windows, recess lighting, porcelain tiled floor, 2 x double doors leading to rear garden, tv point.

UTILITY:

(1.95m x 1.52m) fitted counter-top and wall cabinets, plumbed for washing machine and space for tumble dryer, velux window, gas condenser boiler and tiled splash back.

BEDROOM 3:

(4.86m x 3.10m) fitted curtains, fitted wooden venetian blinds and solid oak floor.

BEDROOM 4:

(3.18m x 2.55m) fitted wardrobe and dresser, fitted wooden venetian blind.

MAIN BATHROOM:

Bath with shower attachment and glass foldable shower door, tiled floor, partly tiled walls, fitted wall mirror, w.c., w.h.b., shaver socket, recess light.

FIRST FLOOR

LANDING:

Hotpress, eaves storage, access to attic, recess lights & velux window.

BEDROOM 1:

(4.28m x 4.03m) fitted wall to wall wardrobes and dresser, fitted shelves and fitted roller blind.

EN-SUITE:

Whirlpool bath with shower attachment, w.c., w.h.b., fitted wall mirror & light, tiled floor and walls, velux window.

BEDROOM 2:

(4.19m x 3.10m) fitted wall to wall wardrobes and dresser, fitted roller blind and curtains.

EN-SUITE:

Large shower, radiator towel rail, w.c., cabinet w.h.b., tiled floor and walls, velux window and recess light.

OUTSIDE:

Lawned gardens to front and rear, front driveway – parking for two/three cars, two external electric sockets, extensive decking area, water feature and discreet garden lighting, two side passages and garden shed.

BER: C1

ASKING PRICE: €795,000

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Plans not to scale, for identification purposes only



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