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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
 T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



120 Mount Anville Park, Goatstown, Dublin 14

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For Sale by Private Treaty

120 Mount Anville Park, Goatstown, Dublin 14



Allen & Jacobs Estates is delighted to present this lovely detached family residence providing well-proportioned light filled accommodation c.142sqm/1,529sqft. Tucked away in a quiet cul de sac of only 11 houses, this property also benefits from a generous secluded rear garden enjoying extra width offering excellent potential to extend subject to PP.

Ideally located only a stone's throw away from the Deer Park, a lovely landscaped parkland providing excellent recreational facilities including a tennis club, playground and delightful walking areas in which to enjoy the elevated views over Dublin Bay and city. Stillorgan, Blackrock and Dundrum centres are all nearby and the Luas at Kilmacud is within easy walking distance. There is a range of excellent schools and colleges within walking and cycling distance, to include; Scoil San Treasa (St. Theresa's), Mount Anville Primary, Colaiste Iosagain/Colaiste Eoin. Mount Anville Secondary and UCD to name but a few.

Excellent public transport is complemented by the N11 & M50 being nearby allowing easy access to the city centre and all national routes.

At hall level the accommodation briefly comprises; hall, living room, dining room, study/playroom, kitchen/breakfast room, utility, and guest toilet. Upstairs are 4 bedrooms (master en suite) and a main bathroom.

A fine family home in a quiet residential enclave-viewing highly recommended.

At A Glance

- Detached residence c.142sqm/1,529sqft
- Generous secluded rear garden
- Quiet cul de sac
- Excellent potential to further extend (subject to PP)
- Double glazed windows
- OFCH
- Off street parking
- Ample on street parking
- Alarm
- Beside the Deer Park
- Surrounded by all amenities
- Walking distance to QBC
- Walking distance to Kilmacud Luas
- Close to N11 & M50
- BER: D2



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Notes:

Negotiator

Gary Jacobs MSCSI MRICS

Accommodation

Porch Tiled floor

Entrance Hall Cloakroom, alarm panel

Living Room 5.9 x 3.52
Marble open fireplace and hearth, tv point, double doors to

Dining room 3.82 x 3.52 Door to kitchen

Kitchen/Dining 4.42 x 3.93
Fitted eye & floor level press units, stainless steel sink unit, double oven, hob, extractor fan, recessed lighting, tiled splashback, door to garden

Utility 2.15 x 1.88 Plumbed for washing machine

Upstairs

Landing Shelved hot press with dual immersion, access to attic via pull down ladder

Bedroom 1 3.62 x 2.81 (front)
Fitted wardrobes with centre vanity unit

Bedroom 2 3.77 x 3.91 (front)
Fitted wardrobes with centre vanity unit

En suite Tiled shower cubicle, pedestal whb, wc, part tiled walls, shaving point light, radiator

Bedroom 3 3.52 x 2.95 (rear)
Stained timber floors, fitted double wardrobes

Bedroom 4 3.53 x 2.46 (rear)

Bathroom Fitted bath and fitted & tiled shower, pedestal whb, wc, part tiled walls

Outside:

To the front is a walled garden with mature tree and hedging on both sides which provides off street parking. There is also a side entrance leading to the rear garden. To the rear is a lovely secluded garden c.20m which benefits from extra width. It is mainly laid out in lawn with a patio area and is surrounded by mature hedging, shrubs and mature trees.

