



**ATTIC:** Suitable for conversion subject to obtaining the necessary planning consent.

**FRONT:** Walled front garden with shrubs in landscape bedding and cobble locking driveway offers off street parking for several cars and easy maintenance. It measures approx. 40ft x 34ft

**REAR GARDEN:** This is an exceptionally large, regular shaped garden which includes several trees and shrubs and benefits from a brick built shed. This garden is very private as it is not really over looked and offers scope for extending (Subject to obtaining the necessary planning consents). It whole measures approx. 101ft x 34ft.



**FEATURES:**

- **EXCELLENT LOCATION – LUAS JUST MINUTES WALK AWAY**
- **BRIGHT AND SPACIOUS LIVING ACCOMMODATION**
- **LARGE REAR REGULAR IN SHAPE AND PRIVATE**
- **PARKING FOR SEVERAL CARS TO FRONT OF HOME**
- **ALARM**
- **GFCH**
- **APPROX 125SQ.M. / 1,345 SQ.FT**
- **BER G**



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Title: **Freehold**  
Viewing: **By prior appointment**  
Negotiator: **Siobhan Lynam MIPFMA, ass. IAVI - 087 273 7812**

63 Goatstown Road, Goatstown, Dublin 14  
For Sale By Private Treaty  
Asking Price €650,000



Number 63 Goatstown Road is a great 3 bedroom family home situated in a renowned neighborhood in the heart of Goatstown with an extra large, regular shaped garden. Its location is hard to beat - just a short stroll from a host of amenities such as UCD, a parade of local shops, Dundrum Town Centre, the LUAS at Balally & Dundrum and a range of schools, including St Killian, Mount Anville and Our Lady's Grove. Amenities for the fitness enthusiasts are plentiful including Deerpark, David Lloyd's Tennis and Fitness Club.

**ACCOMMODATION:**

A porch, spacious hallway, large dining / living room, family room, guest wc, kitchen / breakfast room, utility room, side passage offering access to the garage and gardens. Upstairs features two generously sized double bedrooms, one with en-suite, one single bedroom & main bathroom.

**PORCH 1.4M X 1.34M**  
with part tiled floor.

**DOWN STAIRS WC 1.34M X .8M**

**HALLWAY 5.13M X 2.48M**  
Bright & welcoming hallway with timber flooring and access to under stairs storage.

**FAMILY ROOM 2.73M X 5M ON AVERAGE**

This room benefits from wooden floor boards and a large window offering light from the front of the home.

**LIVING / DINING ROOM 7.83 M X 3.46M**  
This room is very spacious and bright, benefits from original floor boards. There is one fire place in operation, which is a gas fire with tiled surround while a second fireplace can be uncovered and put



functioning again. The floors are carpeted with floor boards beneath. With coving and offers views to the stunning back garden.

**KITCHEN / BREAKFAST ROOM 5.24M X 2.48M**  
The kitchen is naturally bright as a result of having 2 x window. It also comprises of a range of wall and base units. Plumbed for dishwasher and washing machine. It offer access to the utility room which in turn leads to the side passage.

**UTILITY ROOM 2.5M X 2.17**  
Offers access to the side passage

**LANDING: 2.5M X 2.54M**  
Large window offering plenty of light onto both levels of the property. Access to the attic.



**MASTER BEDROOM: 4M X 3.5M**  
This is a well-proportioned and bright bedroom at the front of the home, with built in wardrobes and timber floor.

**BEDROOM 2: 3.85M X 3.5M**  
Situated to the rear of the property, again this is a well-proportioned and bright bedroom with built in wardrobes and timber floor.

**BEDROOM 3: 2.8M X 2.54M**  
Located at the front of the home, with built in wardrobes and timber floor.

**BATHROOM: 2.54M X 2.46M**  
User friendly design, the bathroom comprises of a WHB, WC, shower. Fully tiled walls & flooring. Access to hot press.

