



FRONT – Walled front garden mainly laid in lawn, the driveway offers off street parking for several cars. It measures approx. 42ft x 30ft.

REAR GARDEN

This is an extremely generous, private and regular shaped garden boasting endless potential for any green fingered enthusiast and offers scope for extending (Subject to obtaining the necessary planning consents). It is predominantly laid out in lawn with mature shrubbery and trees. It measures approx. 80ft x 30ft.

FEATURES:

- EXCELLENT LOCATION – LUAS JUST MINUTES WALK AWAY
- 4 BEDROOM FAMILY HOME
- BRIGHT AND SPACIOUS LIVING ACCOMMODATION
- LARGE REAR GARDEN WITH BOILER HOUSE AND OUTSIDE WC
- GARAGE
- ALARMED
- FREEHOLD
- OFCH
- APPROX 130 SQ.M. / 1,399 SQ.FT INCLUDING GARAGE



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

20 Mount Carmel Road, Goatstown, Dublin 14
For Sale By Private Treaty
Asking Price €680,000

Number 20 Mount Carmel Road is an excellent 4 bedroom family home located within a well established neighbourhood in the heart of Goatstown. Situated in the most convenient area, 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:

Accommodation briefly comprises of: A porch spacious hallway, dining room, living room, kitchen / breakfast room, side passage offering access to the garage and gardens. Upstairs features three generously sized double bedrooms, one single bedroom & main bathroom.

PORCH

Sliding door access with tiled floor.

HALLWAY 3.1M X 2M

Bright & welcoming hallway with carpet floor and access to under stairs storage.

LIVING ROOM 3.94M X 3.85M

This room features an open fireplace with tile surround, carpet flooring, coving & a large window overlooking the garden to the front of the property.

KITCHEN / BREAKFAST ROOM 4.3M X 3.32M

The kitchen is naturally bright as a result of having 3 windows. It also comprises of a range of wall and base units that incorporate a stainless



steel sink unit with tiled splash back, gas hob, extractor fan & oven. Wood style flooring. It offer access to the side passage.

FAMILY ROOM: 4.45M X 3.48M

This room features an open fireplace with tile surround, carpet flooring, coving & a large window overlooking the beautiful rear garden.

LANDING: 3.9M X 2.35M

Large window offering plenty of light onto both levels of the property. Carpet flooring. Access to the hot press and attic.

MASTER BEDROOM : 4.43M X 3.47M

This is a well proportioned and bright bedroom at the front of the home, with sliding wardrobes and carpeted floor.



BEDROOM 2: 3.85M X 3.53M

Situated to the rear of the property, large double bedroom overlooking the rear garden. Carpeted floor.

BEDROOM 3: 3.47M X 2.54M

Located at the front of the home, with built in wardrobe and carpeted floor.

BEDROOM 4: 2.58M X 2.35M

Located at the front of the property, good size double room, with carpeted floor.

BATHROOM: 2.4M X 1.65M

Nicely finished the bathroom comprises of a WHB, WC, & shower. Fully tiled walls & flooring and spot lights.

