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For Sale by Private Treaty



32 Nutgrove Park, Clonskeagh, Dublin 14

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For Sale by Private Treaty

32 Nutgrove Park, Clonskeagh, Dublin 14



Allen & Jacobs is delighted to bring to the market this lovely family home which is presented in excellent condition throughout, ready for its new owner occupation. Well-proportioned accommodation c.117sqm/ 1,259sqft is complimented by a garage to the side and a generous c.24m garden to the rear. The property has recently been upgraded to include new contemporary bathroom & guest toilet, kitchen upgrade, new flooring & carpeting throughout, feature fireplace and complete decoration. There is good potential to convert the garage/attic and plenty of room to the rear to extend (subject to PP).

Situated in an enviable location with an abundance of amenities within close proximity. There is local shopping a stone's throw away and the villages of Milltown, Donnybrook, Ranelagh and Dundrum are also close by with their excellent selection of shops, bars and restaurants. It is also close to many of Dublin's premier schools including Gonzaga College, The High School, Muckross Park, Alexandra College Sandford Park, St. Michael's College, Mount Anville and The Teresians. UCD is just around the corner and there are excellent public transport links including several bus routes and the LUAS at Milltown is less than 15 minutes' walk away. A host of leisure facilities are also within striking distance including David Lloyd Gym, UCD Sport & Fitness gym and golf courses at Milltown Golf Club & Elm Park.

Accommodation briefly comprises; porch, hall, living room, dining room, family room, kitchen, guest WC and garage. Upstairs are 4 bedrooms and a bathroom.

At A Glance

- Presented in excellent condition throughout
- Upgraded c.117sqm/ 1,259sqft
- Generous rear garden c.24m
- Potential to further extend (subject to PP)
- Off street parking to front
- Newly fitted contemporary bathroom and toilet
- Double glazed windows
- Garage to the side
- Attic convertible
- On bus routes & easy walk to LUAS station
- Beside all amenities
- Easy reach of city centre & M50
- BER F



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:

Negotiator

Gary Jacobs MSCI MRICS

Accommodation

Porch Tiled floor

Entrance Hall Attractive timber floors, alarm panel, under stairs storage, radiator cover

Guest toilet Wc, pedestal, whb, fully tiled floor, part tiled walls, extractor fan

Living room: 3.93 x 3.75 Feature timber fireplace with electric flame and hearth insert, attractive timber floors, ceiling corning, arch to through to:

Dining room: 3.93 x 3.67 Attractive timber floors, sliding door to garden, ceiling corning

Family room: 4.84 x 2.84 Attractive timber floors, door to garage

Kitchen 2.87 x 2.74 Fully fitted eye & floor level press units, stainless steel sink unit with drainer, breakfast bar, oven, hob, extractor fan, fridge/freezer, washing machine, tiled splash back, fully tiled floor, door to garden

Garage 5.23 x 2.66 Up and over garage door to front driveway

Upstairs

Landing Shelved hot press with dual immersion, access to attic

Bedroom 1: (front) 2.75 x 2.26 Built in double wardrobe

Bedroom 2: (front) 3.93 x 3.35 Built in double wardrobes with overhead storage, centre vanity unit

Bedroom 3: (rear) 3.65 x 3.37

Bedroom 4: (side) 2.82 x 2.78 Built in double wardrobes with overhead storage

Bathroom Fitted P-shaped bath with electric 'Triton T902' shower unit, feature floating whb, wc, fitted mirror; recessed lighting, fully tiled walls & floor

Outside

To the front is a walled garden with hedge, lawn and driveway. To the rear is a c.24m walled garden allowing obvious potential to extend subject to the necessary planning permission.

