

**FOR SALE**  
**BY PRIVATE TREATY**



37 Littlepace Park | Clonee | Dublin 15 | D15 P6W2





37 Littlepace Park, Clonee,  
Dublin D15 P6W2

BER: C3 GIA: c. 124m2

The property is presented in immaculate condition and offers well-proportioned rooms throughout. Downstairs, there are two reception rooms; the main sitting room to the front of the house and a further living / family room to the rear, which opens out to a decked area in the rear garden. Also to the rear of the property is the kitchen / dining room, which boasts a vaulted ceiling with Velux window adding to the natural light. There is also a utility room with a door leading to the side of the house and an understairs WC & open storage / cloak area off the hallway.

Upstairs are the four bedrooms. The master bedroom, which overlooks the front of the house benefits from having a walk-in wardrobe and ensuite shower room. There are three further bedrooms, one at the front and two overlooking the rear garden. The main bathroom has a bath / overhead shower and a window facing onto the side of the house. The landing area also benefits from a window, which attracts extra natural light.

To the front of the property is a neat garden and driveway edged with a low level wall and mature shrubs & plants. The front door is covered by an open canopy

Located in the ever popular and sought after area of Littlepace just off the N3 / M3 Dublin Navan road is this spacious four bedroom semi-detached house with two reception rooms.



porch and there is also gate access to the side / rear of the property. To the rear is a well presented walled rear garden with lawn, garden shed and decked area with built-in brick BBQ.

Littlepace is located just off the N3 / M3 Dublin / Navan road. The property is situated in a quiet location in this family oriented area only a short walk to local amenities, which include schools, shops, pubs and restaurants. The M50 can be easily accessed via the N3 and Blanchardstown Shopping Centre is only a short distance away. Dublin City Centre is c.9km away. The area is serviced by Dublin Bus, however train stations can be easily accessed in Clonsilla, Castleknock or Dunboyne.

To arrange a viewing contact selling agents; Paul Tobin on 01 902 0092

### FEATURES

- 2 receptions
- 2 bathrooms + guest WC
- Off street parking
- Alarm
- Gas fired central heating
- TV, internet & phone points
- Gated side access
- Double glazed windows throughout
- Decked BBQ area to rear with built-in brick BBQ
- Garden shed
- Neutral & clean décor throughout
- Semi solid wood floors & Solid wood doors.
- Gas fire which can be converted to an open fire or stove
- Maintenance free redbrick façade
- Convenient location
- Easy access to M3 / M50
- Bus routes to the City & surrounding areas
- Walking distance to shops, amenities & schools

### ACCOMMODATION

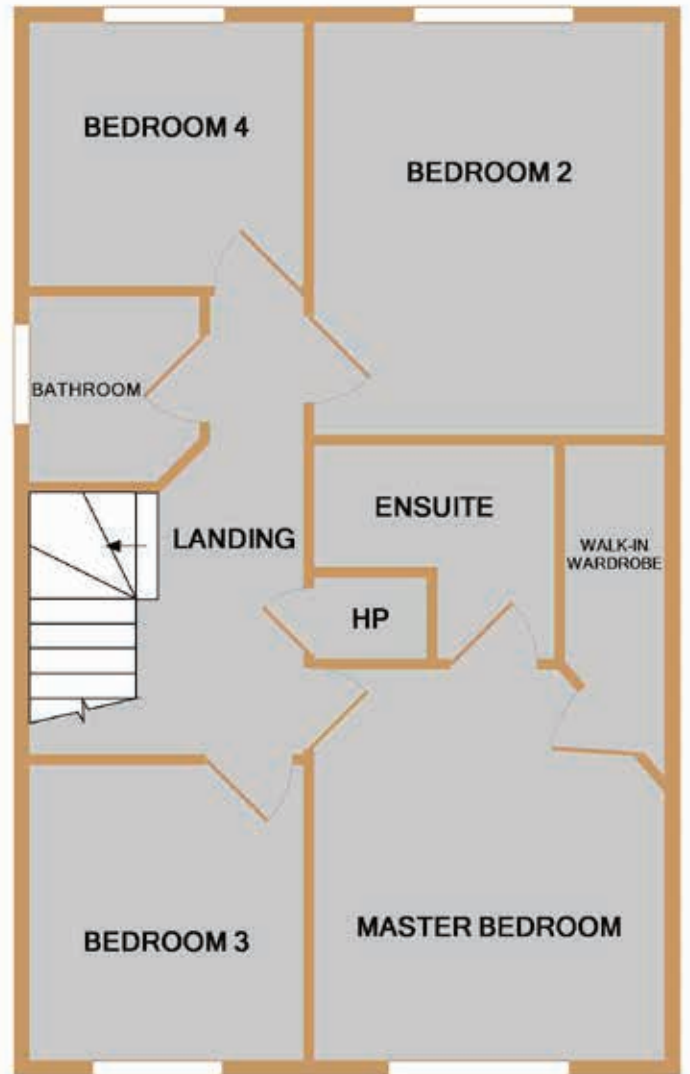
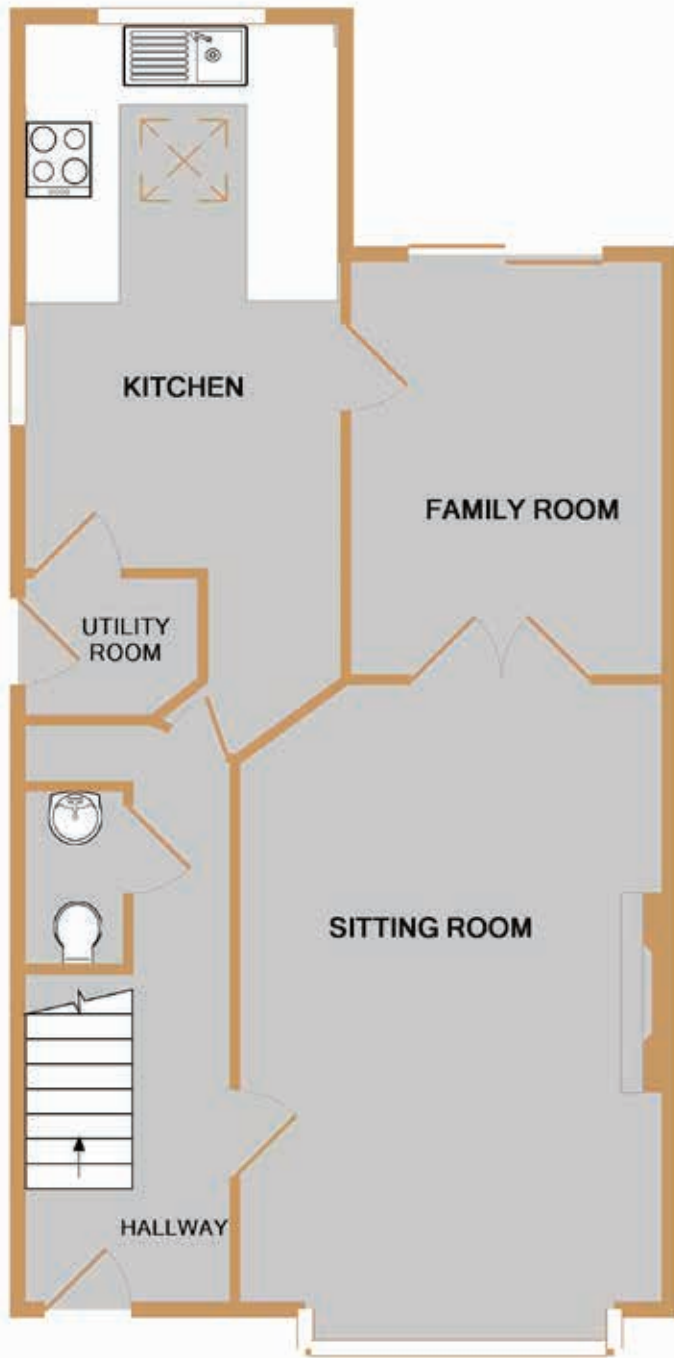
- Hallway – Wooden flooring, skirting, alarm control pad, ceiling coving, ceiling lighting & moulded ceiling rose, radiator, open area downstairs for storage / cloakroom area, doors to sitting room, kitchen & downstairs WC.
- WC – WC, wash basin.
- Sitting room (4.11 x 5.72) – Wooden flooring, fireplace with feature surround, insert & hearth, bay window, centre ceiling lighting & moulded ceiling rose, ceiling coving, skirting, wall lighting in recesses, double doors leading to living / dining room.
- Living room / Dining room (3.05 x 4.11) - Wooden flooring, sliding patio doors leading to decked area in garden, centre ceiling lighting & moulded ceiling rose, ceiling coving, skirting, double doors leading to main sitting room, door leading into kitchen.
- Kitchen (3.05 x 6.25) – Tiled floor, 2 windows (one overlooking garden / one to side of house) plus Velux skylight in the vaulted feature ceiling, recessed ceiling spotlighting in kitchen & dining area, fitted solid wood cream units, worktops, integrated gas hob, extractor hood, integrated electric oven, integrated fridge / freezer, integrated dishwasher, stainless steel sink & drainer, door to utility room.
- Utility room – Door to side alley, washing machine, fitted units, sink.
- Stairway – Carpeted.
- Landing – Carpet, window, hotpress, access to attic, ceiling lighting, immersion timer control.
- Master bedroom (3.43 x 3.81) – Window overlooking front of property, radiator, carpet, skirting, ceiling lighting, alarm control, door to walk-in wardrobe, door to ensuite.
- Ensuite – Shower unit, WC, basin.
- Walk-in wardrobe – With fitted shelving & light.
- Bedroom 2 (3.66 x 3.81) – Window overlooking rear garden, radiator, carpet, skirting, ceiling lighting, fitted wardrobes & shelving.
- Bedroom 3 (2.67 x 2.90) – Window overlooking front of property, radiator, carpet, skirting, ceiling lighting, fitted wardrobe.
- Bedroom 4 (2.67 x 2.59) – Window overlooking rear garden, radiator, carpet, skirting, ceiling lighting.
- Bathroom – Bath, overhead shower, WC, basin.

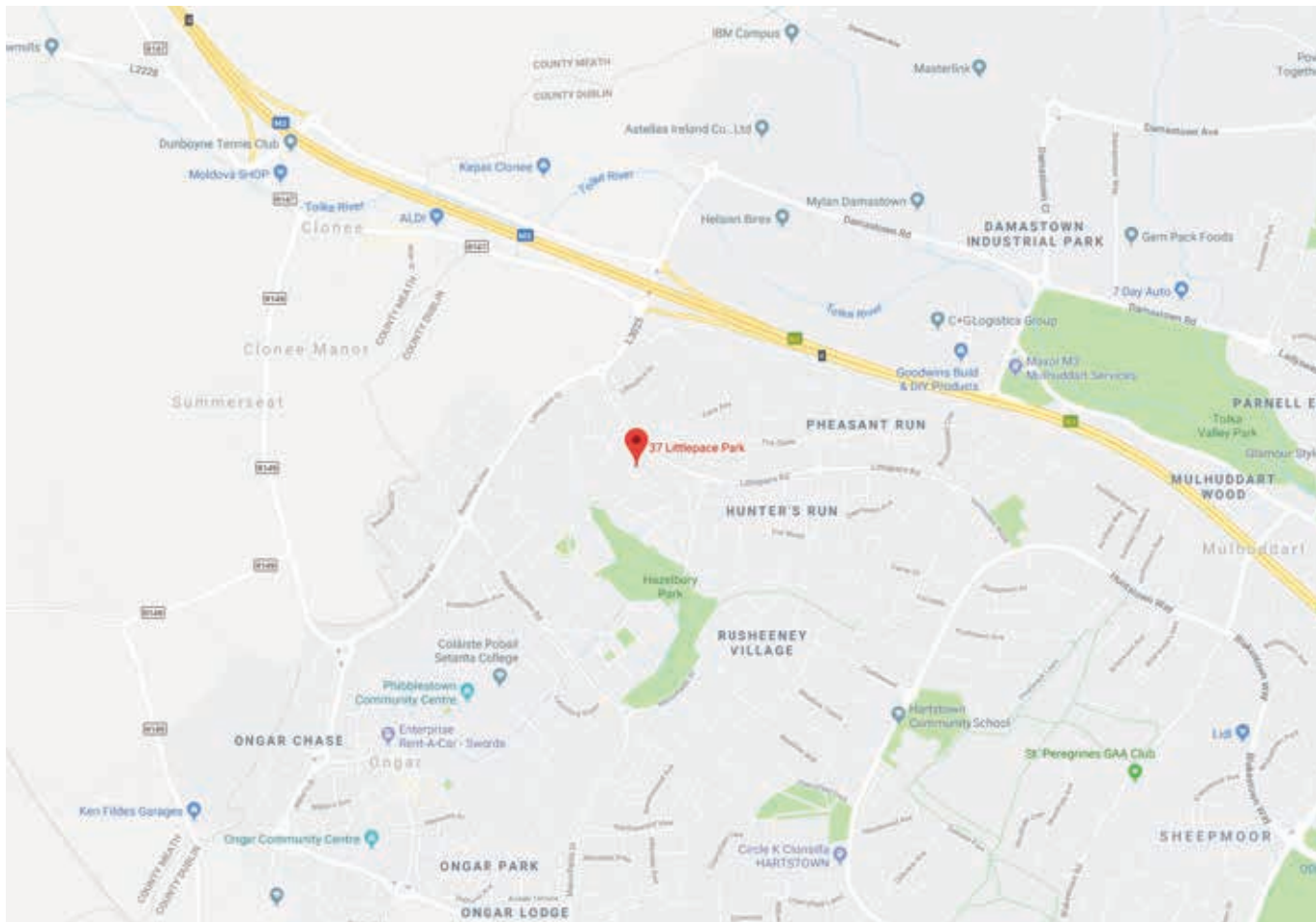




GROUND FLOOR

FIRST FLOOR





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