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For Sale by Private Treaty

14 Glenbourne Green, Leopardstown Valley, Leopardstown, Dublin 18

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For Sale by Private Treaty

14 Glenbourne Green, Leopardstown Valley, Leopardstown, Dublin 18



Allen & Jacobs are delighted to present this lovely semi-detached bay windowed family home providing c.95sqm/1,023sqft of bright well laid accommodation. Presented in excellent condition throughout, no.14 benefits from newly fitted uPVC windows throughout, modern bathroom/shower room suites and an excellent large secluded south facing garden.

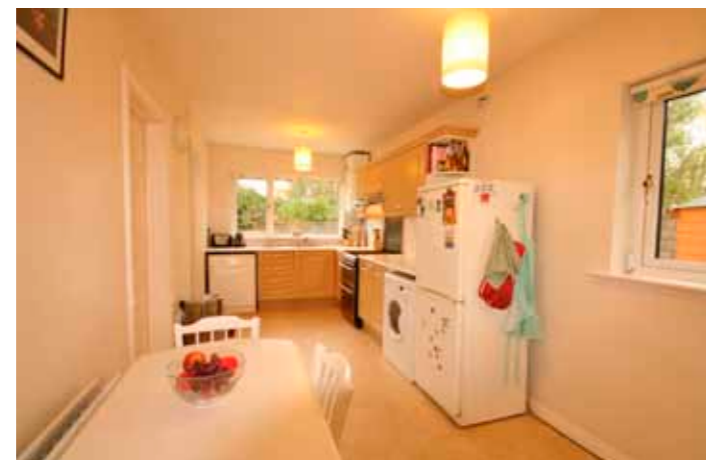
Tucked away at the bottom of a quiet cul de sac, the location is ideal with the LUAS station around the corner making the journey into the city centre extremely convenient. All amenities are within easy reach with a host of shopping facilities close by including, The Park, Carrickmines shopping Centre, Dundrum Town Centre and Stillorgan Shopping centre. The M50 is also only minutes away giving easy access to the city centre and all major transport routes.

Accommodation briefly comprises Entrance hall, Living room, Dining room, Kitchen/Breakfast room, Guest w.c., 3 Bedrooms (Master en suite), Bathroom and partially floored attic (accessed via pull down ladder).

Viewing highly recommended..

At A Glance

- Well Proportioned Accommodation c.95sqm/1,023sqft
- Presented in Excellent Condition
- Large Excellent Secluded South Facing Garden to the Rear & Side
- Newly Fitted Modern Bathroom & Shower room Suites
- Large Timber Deck
- GFCH
- Newly Fitted uPVC Double Glazed Windows Throughout
- Alarm
- Side Passage
- Attic Partially Floored & Insulated
- Underfloor Heating in Bathroom & Shower room
- Off Street Parking
- Tucked Away in a Quiet Cul de Sac
- Stone's Throw from LUAS Station
- Easy Reach of the City & All Transport Route Via M50
- Phone & TV Connection



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator

Gary Jacobs MSCSI

Notes:

Accommodation

Entrance Hall Timber floor; ceiling cornicing, recessed lights, phone point, alarm panel

Guest Toilet Wc, whb, recessed light

Living Room 4.86 x 3.27 Natural stone & brick fireplace with filled coal effect gas fire, timber mantle, ceiling cornicing and centre piece, TV point, double doors through to

Dining room 3.44 x 2.62 Double doors to garden

Kitchen/Breakfast room 6.14 x 2.41 Fully fitted eye & floors level press units, stainless steel unit with drainer; tiled splash back, washing machine, dishwasher; gas cooker; fridge freezer; pantry, door to garden.

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

Bedroom 1 (front) 3.63 x 3.32 Built in double wardrobes, recessed lighting, ceiling cornicing, TV point

En suite: tiled shower cubicle with pumped shower; wc, whb, attractive fully tiled walls & floor, heated towel rail & electric underfloor heating, fitted mirror; recessed lighting, extractor fan, walled towel rail

Bedroom 2 (rear) 3.19 x 3.04 Fitted wardrobes, recessed lighting

Bedroom 3 3.79 x 2.08 Fitted wardrobes, recessed lighting

Bathroom Fitted bath with pumped shower; wc, pedestal whb, built in mirrored cabinet, fitted mirror; velux roof light, timber panelled ceiling with recessed lighting, fully tiled walls & floors, electric underfloor heating, heated towel rail.

Garden

To the front is a walled garden with lawn, mature tree, shrubs and off street parking. To the rear and side is an extremely large secluded south facing garden c.14m mainly laid out in lawn and with extensive timber decking directly accessed from the property. There is also a side garden with timber storage shed and side entrance.

