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For Sale by Private Treaty



4 Woodlands Park, Dun Laoghaire, Co. Dublin

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For Sale by Private Treaty

4 Woodlands Park, Dun Laoghaire, Co. Dublin



Allen & Jacobs is delighted to present this lovely semi-detached residence with garage to the side and large attic conversion. Oozing with potential due to its well-proportioned light filled accommodation of c.121sqm/1,302sqft (including attic space of c.23sqm/248sqft), no. 4 also benefits from a c.23m South Westerly orientated secluded garden.

The location is ideal, within easy reach to Dun Laoghaire, Cabinteely, Foxrock and Deansgrange with their array of amenities. There is also a good selection of schools and parks nearby and good transport links to include a variety of bus routes (including N11 QBC) and M50.

Accommodation briefly comprises; porch, entrance hall, living room, kitchen/dining room, separate toilet and garage. Upstairs are 3 bedrooms, bathroom and a converted attic room.

At A Glance

- Lovely semi-detached residence c. 121/1,302sqft (incl. attic)
- Secluded c.23m South Westerly orientated garden to the rear
- Ample room to extend (subject to PP)
- Garage to side
- Converted attic
- uPVC double glazed windows
- GFCH
- Alarm
- Off street parking
- Close to QBC on the N11
- Easy reach of the city centre & M50
- BER: F



Viewing

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

Negotiator

Gary Jacobs MSCSI MRICS

Accommodation

Entrance Hall: Stained timber floor; alarm panel, under stairs storage

Living room: 4.31 x 4.29 Stained timber floor; open fireplace, tv point, double doors to:

Kitchen/dining room: 6.4 x 3.2 Fitted press units, breakfast counter; stainless steel sink unit, plumbed for washing machine, stained timber floors

Garage: 7.11 x 2.27 (max.) Up and over garage door to front, door to garden

Separate toilet: Wc, whb

Upstairs

Landing: Shelved hot press with dual immersion

Bedroom 1 (rear): 3.81 x 2.72 Stained timber floors, built in wardrobes

Bedroom 2 (front): 4.37 x 3.56 Built in wardrobes

Bedroom 3 (front): 2.95 x 2.76 Stained timber floors

Bathroom: Tiled floor; fitted bath with shower attachment, pedestal whb, wc

Attic: 6.41 x 3.56 Stained timber floors, extensive eaves storage

Outside:

To the front is a walled garden with lawn, shrubs and hedges. To the rear is a c.23m south westerly orientated garden mainly main out in lawn with mature trees and planted climbers surrounding.

