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For Sale by Private Treaty



9 Glencairn Rise, The Gallops, Leopardstown, Dublin 18

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For Sale by Private Treaty

9 Glencairn Rise, The Gallops, Leopardstown, Dublin 18

Description

Allen & Jacobs is delighted to bring to the market this lovely semi-detached family home presented in excellent condition. The property has been updated and modernised to include extensive use of solid timber floors throughout, contemporary integrated kitchen, a newly fitted bathroom and en-suite. The house also the added advantage of a sunny, secluded and well landscaped rear garden with a south-westerly aspect.

Location

The location is ideal with the Gallops Luas stop just around the corner making the journey into the city centre, Sandyford and Cherrywood extremely convenient on the soon-to-be extended Green Line. The M50 is also only minutes away giving easy access to all major transport routes. There are a number of creches on The Gallops estate and a short walk away are modern purpose-built primary schools Holy Trinity National School and Gaelscoil Shliabh Rua. An extensive selection of secondary schools are easily accessible by Luas including from late 2018 the Nord Anglia International School at the Dublin South County Business Park. Situated near an open green area with playground and tennis courts, other amenities within easy reach by car or Luas include Dundrum, Leopardstown, Carrickmines and Stillorgan shopping centres.

Accommodation briefly comprises; entrance hall, guest toilet/cloakroom, living room, dining room, kitchen/breakfast room. Upstairs are 3 bedrooms (master en suite) and main bathroom. This well-proportioned light filled accommodation spans an impressive c.110sqm/1,184qft. “A fine family home with viewing highly recommended”

Features

- Presented in excellent condition throughout
- Semi-detached residence c.110sqm/1,184qft
- Secluded landscaped south-westerly orientated garden
- Contemporary fitted kitchen with Neff/Indesit appliances
- Upgraded bathrooms
- GFCH
- Insulated floorboarded attic, suitable for conversion
- Double glazed windows
- Extensive use of solid timber floor
- Side Entrance
- Close to large green area/playground & tennis courts
- Room for two cars parking at front plus off street parking
- Easy Reach of M50
- Minutes' walk to LUAS Station
- Close to creches/schools

Negotiator

Gary Jacobs MSCSI MRICS



Viewing

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



Accommodation

Entrance Hall Attractive timber floors, alarm panel

Guest Toilet Wc, whb, tiled floor; tiled splash back

Living room 5.04 x 3.95 Attractive timber floors, ornate timber open fireplace with tiled insert and slate hearth, gas point, Sky TV point, cable broadband point, ceiling cornicing and centre piece, double doors to:

Dining room 3.42 x 3.05 Attractive timber oak floors, ceiling cornicing and centre piece, double patio doors to deck and garden

Kitchen/Breakfast 4.56 x 2.8 Fully fitted eye & floor level contemporary press units, attractive granite counter top & splash back, extensive storage and display units, 1.5 stainless steel under bowl sink unit, Neff integrated oven, Neff microwave, Neff 5 burner gas hob, extractor fan, integrated Belling fridge/freezer; integrated Smeg dishwasher; integrated Indesit washing machine, fully tiled floor; door to garden

Upstairs

Landing Shelved hot press with dual immersion

Bedroom 1 (Rear/master) 4.02 x 3.10 Fitted double wardrobes



En suite Tiled large shower cubicle, floating whb, wc, fully tiled floor; heated towel rail

Bedroom 2 (front) 4.41 x 3.12 Fitted wardrobe

Bedroom 3 (front) 2.85 x 2.67

Bathroom Fitted P shaped shower bath, attractive whb with under storage, wc, fitted mirror; shaving light



Outside:

To the front is off street parking with pebbled area and surrounded by planted borders with shrubs and mature trees. To the rear is a lovely secluded South Westerly orientated garden c. 13m with a variety of plants, shrubs and bamboo planted in borders. There is a large timber deck ideal for alfresco dining with inset uplighters and outdoor power points. There is also a walkway to a garden shed that has also has electrical power.