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For Sale by Private Treaty



4 Mount Eagle View, Leopardstown Heights, Leopardstown, Dublin 18.

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For Sale by Private Treaty

4 Mount Eagle View, Leopardstown Heights, Leopardstown, Dublin 18.

Allen & Jacobs are delighted to present this extremely attractive semi-detached residence located in this highly popular development. Presented in good condition throughout, no.4 provides well laid out and bright accommodation c.80sqm/861sqft with the added benefit of a large secluded garden c.19.30m x 7.91m with space to the side giving plenty of scope to extend (subject to necessary planning permission).

Only a stone's throw to the Glencairn LUAS station, the location is ideal and the journey to the city centre extremely convenient. All amenities are within easy reach with a host of shopping facilities close by including, the Leopardstown 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, kitchen/Breakfast room, Guest toilet, Three bedrooms and Bathroom

"Viewing Highly Recommended"

At A Glance

- Well Proportioned Light Filled Accommodation c.80sqm/861sqft
- Secluded Rear Garden c.19.30m x 7.91m with Space to Side (Potential to Extend-Sub. to PP)
- Off Street Parking
- Triple Glazed Windows
- Composite Multi Lock Front Door
- Guest Toilet
- Stone's Throw from LUAS Station
- Easy Reach of the City & All Transport Route via M50
- Side Passage
- GFCH
- Quiet Cul de Sac
- 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 Alarm panel, under stairs storage

Guest Toilet Wc, whb

Living room 4.7 x 3.23 Timber laminate floors, timber fireplace with marble insert and hearth, coal effect gas fire, TV point

Kitchen/Breakfast room 5.12 x 2.98 Fully fitted eye & floor level press units, stainless steel sink unit, tiled splash back, gas cooker, dishwasher, washing machine and fridge.

Upstairs

Landing Shelved hot press with dual immersion, access to attic

Bedroom 1 (rear) 3.11 x 2.85 Built in wardrobes and overhead storage

Bedroom 2 3.8 x 2.97 Built in wardrobes and overhead storage

Bedroom 3 2.91 x 2.06

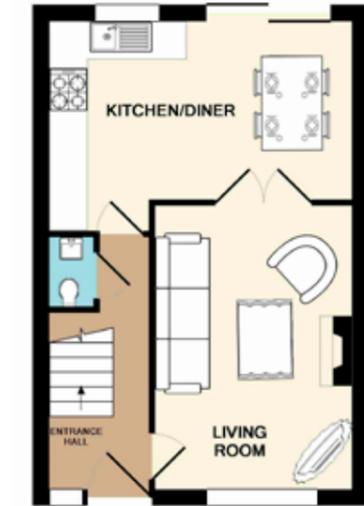
Bathroom Fitted bath with 'Mira Event' electric shower, pedestal whb, wc, fully tiled walls & floor

Outside

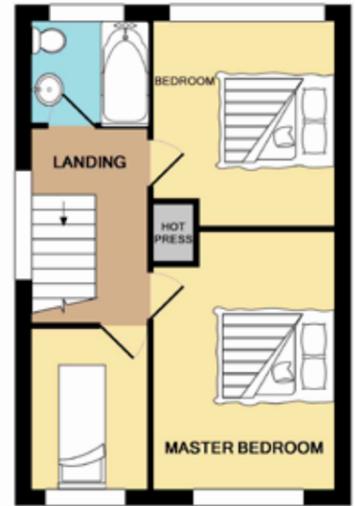
To the front is off street parking, lawn and side entrance.

To the rear is a large garden c.19.30m x 7.91m mainly laid out in lawn with some shrubs and mature trees planted.

To the rear of the garden is a cobblelock patio area with a water feature. To the side of the property is a large area 8 x 2.57m with potential for extending into subject to necessary planning permission.



GROUND FLOOR



1ST FLOOR

For Identification Purposes Only/Not To Scale

