



44A Glencairn Avenue,
The Gallops, Leopardstown, Dublin 18.



- Prime location
- Viewing highly recommended
- Detached three-bed family home
- Cul-de-sac
- Adj The Gallops Luas stop



1060 sq. ft.



Three bed



Two bath

Description

44A Glencairn Avenue is an attractive detached modern three-bedroom two-bathroom family residence of c. 1060 sq. ft. presented in modest to very good condition, positioned at the top end of the cul-de-sac in this select residential development "The Gallops".

On the ground floor, there is a fine living room and excellent kitchen/dining room plus guest cloak room. On the first floor, there are two double bedrooms and one single bedroom (main shower room en-suite), main bathroom, hot press, etc. Parking four court, pair side entrances and walled and fenced rear garden.

Location

This a great location with tremendous transport links such as immediate access to the Gallops Luas stop providing easy access to Dundrum and the city centre. The M50 and N11 are easily accessible as are the amenities of Leopardstown, Sandymount, Stepaside, etc. The immediate area has a host of primary and secondary schools.

Accommodation

Entrance hall		Understairs storage
Guest cloakroom		W.H.B. and W.C.
Living room	5.89 m x 3.25 m	Fitted gas coal effect FP with marble inlay and hearth
Kitchen/ dining room	5.1 m x 3.6 m	<ul style="list-style-type: none"> Modern fitted kitchen powerpoint dbl oven and four plate gas hob and extractor Fitted DW, WM and FF 1.5 bowl SSSU Tiled floor Sliding door to rear garden
First floor		Large landing
Hot press		DI and shelving
Main Bedroom	4.05 m x 3.20 m	
En-suite shower room		<ul style="list-style-type: none"> MIRA thermostatic shower WHB and WC Tiled floor
Main bathroom		<ul style="list-style-type: none"> Bath and telephone shower WHB and WC, Extractor fan, tiled floor
2nd bedroom	4.05 m x 2.5 m	
3rd bedroom	2.98 m x 2.49 m	

Price

Quoting €445,000

Viewings

Strictly by appointment with the sole agents.

BER

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Negotiators

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