

Hamptons

INTERNATIONAL



44 Glencairn Rise, The Gallops, Leopardstown, Dublin 18, D18K2E0

5  4 

GUIDE PRICE



£870,000

(€995,000)

Property details



Attributes

-  Private parking
-  Garden

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Description

5 bedroom house for sale DNG is delighted to bring 44 Glencairn Rise to the market, a superbly presented semi-detached family home enjoying light-filled and generously proportioned accommodation throughout, extending to approximately 212sq.m/2,282sq.ft. which includes an excellent attic conversion of c.48sq.m/517sq.ft. This property is ideally situated within a much sought after family-friendly development and enjoys close proximity to numerous transport options. To the front of the property there is a lawned garden with off street parking. Upon entering the home, one is instantly impressed by the fresh interiors creating a homely ambience. A spacious entrance hallway with a guest w.c. leads through to the inviting living room which benefits from a fireplace, bay window and double doors into the kitchen/dining room. There is also a utility room which provides access to the mature rear garden with side access to the front of the home and a family room which completes the ground floor accommodation. Upstairs lies five well-proportioned bedrooms, a family bathroom, ensuite and hot press. The second floor accommodates a particularly spacious attic conversion featuring two rooms, one currently in use as a bedroom and an en-suite. The close proximity of the LUAS within 2 minutes' walk, and the M50 a quick drive away makes this home ideal for those who like to easily access the city and surrounding areas. There are ample open green areas close by for children to run around in as well as playing fields, tennis courts and a well-equipped children's playground. It is within walking distance of both Stepside and Sandyford Villages, both offering a wide range of shopping and dining amenities. Other nearby facilities include Dundrum Town Centre, Sandyford Business Park, Beacon South Quarter and Leopardstown Racecourse. There is an excellent selection of primary and secondary schools nearby including Holy Trinity NS, Gaelscoil Thaobh na Coille, Stepside Educate Together and Rosemont School. Great local schools include Holy Trinity National School, Saint Olaf's National school, The Gallops Montessori Preschool and Glencairn Preschool. For those in search of a ready-to-go home, 5 minutes' walk from the LUAS, look no further. Viewing is highly recommended!













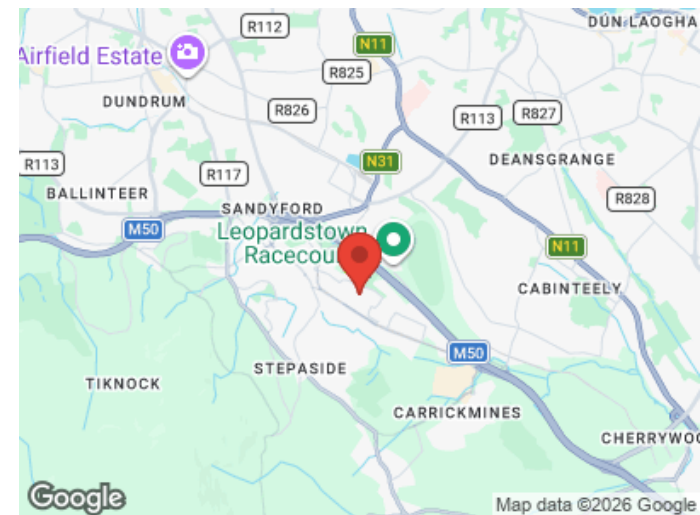
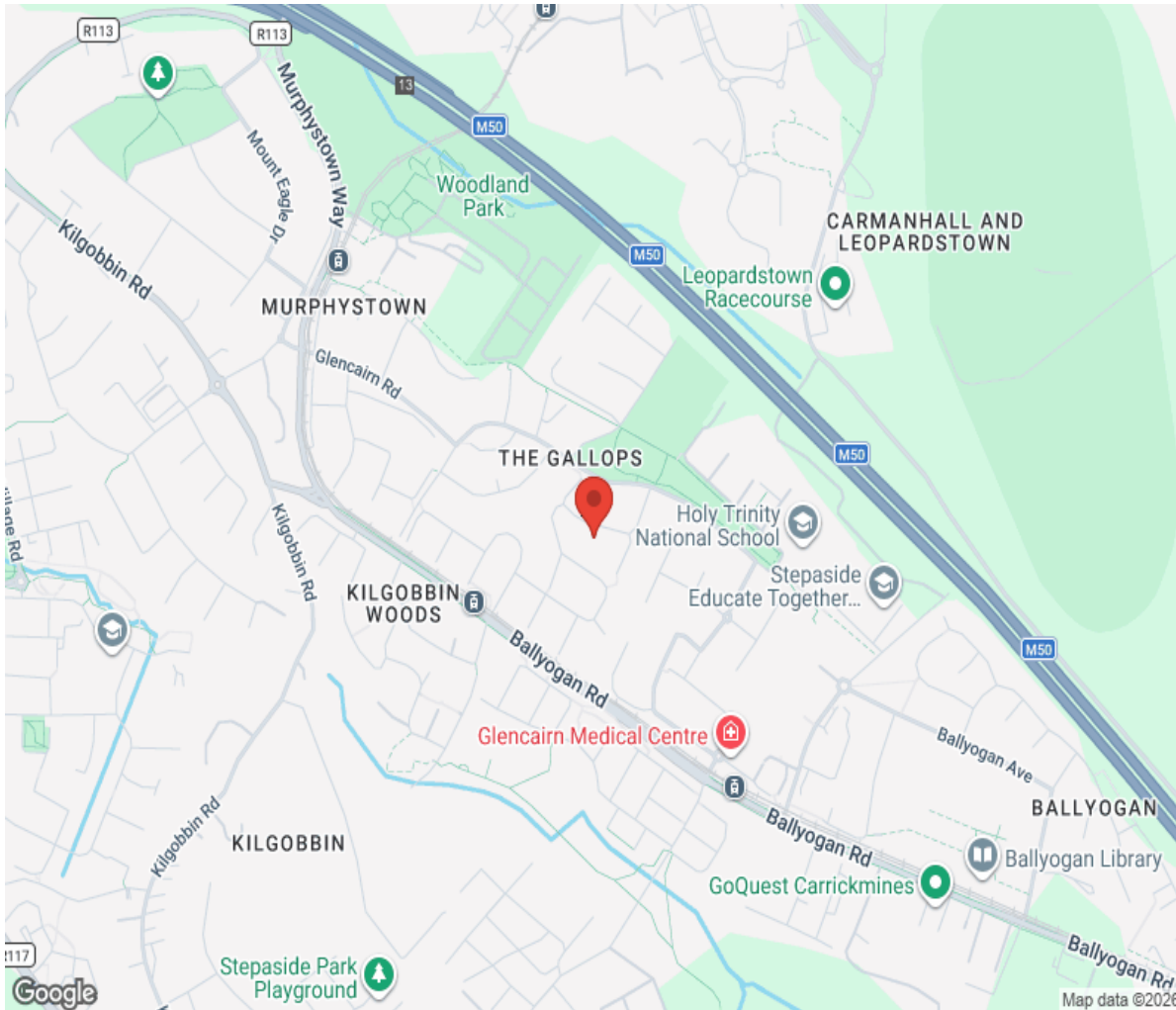




Floor plan



Location



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