

BER B3



13 Gledswood Park
Clonskeagh, Dublin 14

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13 Gledswood Park, Clonskeagh, Dublin 14

Features

- Four-bedroom family home extending to approx. 140 sqm (1,507sq.ft)
- Excellent versatile accommodation
- Further potential to reconfigure/ extend subject to P.P.
- Private southwest facing garden to the rear
- Gas fired central heating
- Off street parking for at least three cars
- EV charging point
- Two large garages
- Excellent location beside UCD in Clonskeagh
- Every conceivable amenity on the doorstep and good transport links
- Close to many of Dublin's premier schools

Instantly appealing four-bedroom, light-filled family home, well positioned on this most popular residential road in the heart of Clonskeagh, Dublin 14. 13 Gledswood Park, which was substantially refurbished by the current owners in 2015, offers bright, well-proportioned accommodation extending to approximately 1,507 sq.ft comprising a very attractive entrance hallway off which there is a guest w.c. Off the hallway is a dual aspect sitting room with fireplaces and access to the rear garden. The kitchen has a good range of units and is fitted with the highest quality integrated appliances including a Smeg range cooker and seven ring gas hob. Beyond this there is a well-equipped utility room with a range of fitted wall and base units and a sink. The ground floor accommodation is completed with access to not one but two integrated garage spaces, ideal for storage and with the potential to extend the property further if desired. Continuing upstairs, there is a fantastic master bedroom with wall-to-wall mirrored wardrobes, a family bathroom and three further bedrooms, one of which is currently being used as an office/library and benefits from an electric Stira to the attic. To the rear, the property boasts a low maintenance southwest facing garden which is accessed through double doors in the living room. The garden is perfect for outdoor entertaining and al fresco dining and offers a high degree of privacy. To the front, electric gates lead you to the very large garden with gravel driveway providing off street parking for up to four cars further enhanced by an EV charging point. The rest of the garden is laid in lawn with mature planting. The property has been modernised and meticulously maintained by its current owners and offers wonderful, versatile family accommodation.

Located in Clonskeagh which is widely regarded as one of Dublin's most prestigious and sought-after locations, the property boasts an enviable location with many local shops and amenities on your doorstep, with villages of Donnybrook and Ranelagh being minutes away, as is Dundrum Town Centre. It is also close to many of Dublin's premier schools including Alexandra College, Gonzaga College, Muckross Park, Mount Anville Sandford Park, St. Michael's College as well as UCD being a stone's throw away. There are excellent transport links in the immediate area including several bus routes and the Luas at Windy Arbour. There are a host of leisure facilities in the area including David Lloyd Gym, UCD Sports and Fitness facility and Milltown Golf Club, to name but a few.





Accommodation

Entrance Hallway: 1.5m x 4.8m Bright inviting hallway with attractive wooden floors and guest w.c

Sitting Room: 7.3m x 3.8m Spacious reception room , running front to back. Two fireplaces , one with stove and double doors leading out to the rear garden.

Kitchen: 3.1m x .7m Excellent range of eye and floor level units. High quality integrated appliances and window to rear. The kitchen has solid wooden floor and leads through to

Utility Room: Good room with excellent storage, gas boiler & sink unit. Plumbed for washer / dryer. Door to rear garden.

First Floor

Main Bedroom: 3.6m x 5.7m Spacious dual aspect double room with built in wardrobes.

Bedroom 2: 3.7m x 3.7m Double bedroom (currently used as an office space) with excellent fitted shelving and electric Stira stairs to attic.

Bedroom 3: 3.6m x 3.4m Double room with built in wardrobes

Bedroom 4: 2.3m x 2.9m

Family Bathroom: Modern tiled bathroom with bath with shower attachment, w.c. whb and heated towel rail

Garages: 4.2m x 2.6m To the front of the property there are two garages providing excellent storage or the oppotunity to reconfigure and add to the accomodation within the house.

BER Information

BER: B3. BER No: 105889604.

EPI: 138.22 kWh/m²/yr.

Eircode

D14 TF66



Outside

The rear garden is a lovely feature of this family home. Benefitting from southerly sunshine, the garden is a quiet oasis where you can relax or enjoy al fresco dining. Easily maintained the garden is nicely stocked with planting and has an outside tap and electrics. The property stands on a corner site accessed via electronic gates. There is significant space to the front with parking for up to four cars, a lawned garden, access to the two garages and a charging point.



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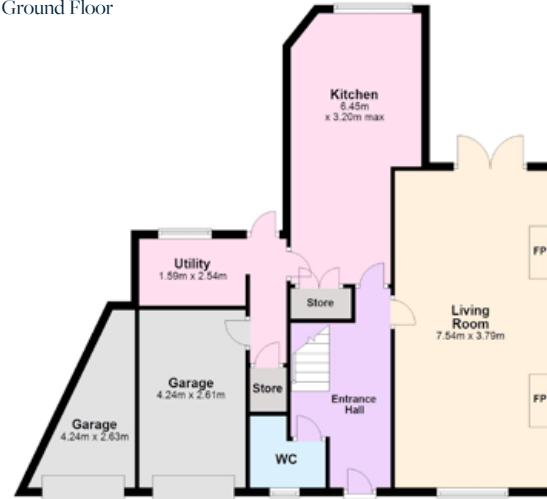
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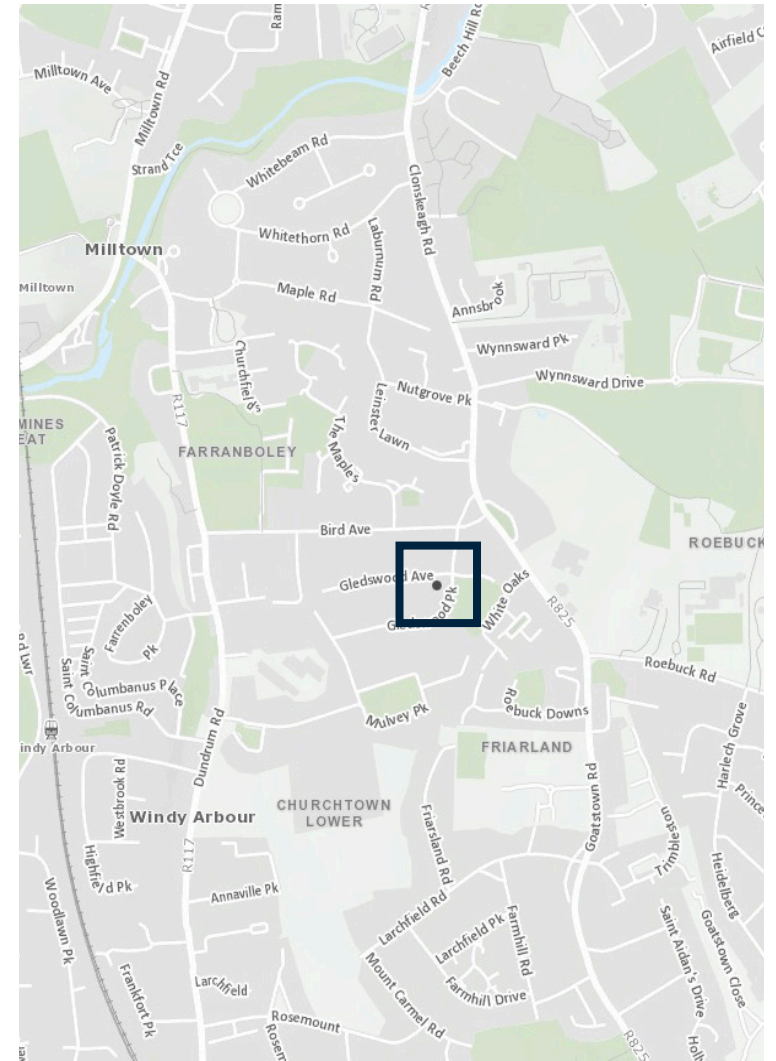
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



Ground Floor



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