

For Sale By Private Treaty



**174 Trimbleston**

**Goatstown, Dublin 14**

**BER C2**

3 Bedroom Terraced House  
c.160sq.m. / 1,725sq.ft.



**FINNEGAN**  
Menton

## Location:

Situated off the Goatstown Road in between Clonskeagh and Goatstown. Close to all amenities including shopping centres at Dundrum and Stillorgan as well as a host of leisure facilities such as gyms, golf courses and tennis clubs. Local schools & Universities include Mount Anneville, St. Benilda's, Blackrock College, and UCD.

Goatstown is well connected by road, rail and bus to the city centre and beyond. The local Luas stations are situated in Windy Arbour and Kilmacud and connects to St. Stephen's Green in just 15 minutes. The regular 11 bus route also takes you to the city centre, whilst the M50 is situated only short drive from Trimbleston.

## Description:

Finnegan Menton are proud to present this wonderful 3 bedroom family home in the ever popular Trimbleston estate built by Sorahan Builders in 2005. This home is laid over three floor levels and has an extended kitchen / dining area with a south-east facing rear garden. All bedrooms are very generous in size and have high quality fitted wardrobes. This spacious home extending to c.160sq.m. / c.1,725sq.ft. has a private parking space and has just been completely repainted throughout and is in fantastic condition with a luxury McNally fitted kitchen and high quality bathrooms.

The Building finishes both internally and externally are of a very high quality and include brick & painted render external walls, varnished timber windows / doors and stainless steel balcony rails with stainless steel or glazed infill balustrade.



## Features:

- South facing house.
- Luxury McNally fitted kitchen with granite counters.
- Private development of luxury homes.
- Villeroy & Boch bathroom sanitary ware.
- Built in 2005.
- Decked area to rear.
- Private garden.
- Impressive piers entrance to private cul-de-sac development
- Extensive landscaped open space areas with walkways through parklands and woodlands.
- Water fountain feature in grounds.
- Gas fired radiator central heating.
- Built in wardrobes in all bedrooms.
- Low maintenance exteriors.
- Prestigious southside location.
- Completely repainted in high quality neutral colour throughout.



Floor Area: c.160sq.m. / 1,725sq.ft.

## Entrance Hall

c.1.27m x 5.54m

Timber floor, alarm panel, coving, light fittings included.

## Living Room

c.4.40m x 3.90m

Limestone fireplace with gas fired inset tv point, timber floor, bay window, under stair storage cupboard with wine racks, coving, light fitting and curtains included.

## Kitchen / Dining Area

c.5.30m x 5.60m

Luxury McNally fitted kitchen units with granite worktops. All appliances including Kuppersbusch Okotherm cooker, Sieg stainless steel, Kuppersbusch integrated fridge freezer, Bosch integrated dishwasher, Kuppersbusch combi washing machine / dryer, Daewoo microwave. TV & telephone points, 3 large velux windows makes this room very bright and spacious, coving, recessed lighting and light fittings.

## Guest Bathroom

c.0.83m x 2.50m

White suite comprising wc & whb, wall and floor tiling, mirror included

### First Floor

## Bedroom 1

c.5.30m x 3.83m

Large double bedroom, fitted wardrobe, bay window, light fitting & curtains included, cream carpet, tv & telephone point, coving.

## Ensuite

c.1.72m x 1.89m

Luxury white Grohe bathroom suite comprising wc, whb, shower with glass door, wall and floor tiling, marble shelf, shaving light, chrome towel rail, wall mirrors.

## Bathroom

c.1.89m x 2.23m

Luxury white Grohe bathroom suite comprising wc, whb, shower with glass door, bath, wall and floor tiling, marble shelf, shaving light, chrome towel rail, wall mirrors.

## Bedroom 2

c.2.85m x 5.30m

Large double bedroom, timber floor, fitted wardrobe, telephone & tv points, thermostat control, coving, curtains included.

### Second Floor

## Master Bedroom

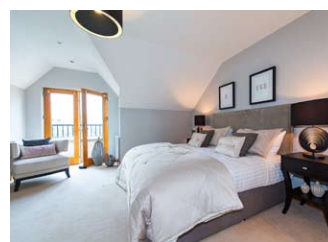
c.5.30m x 4.04m

Large double bedroom, fitted wardrobes, cream carpet, tv & telephone points, balcony doors to small roof balcony.

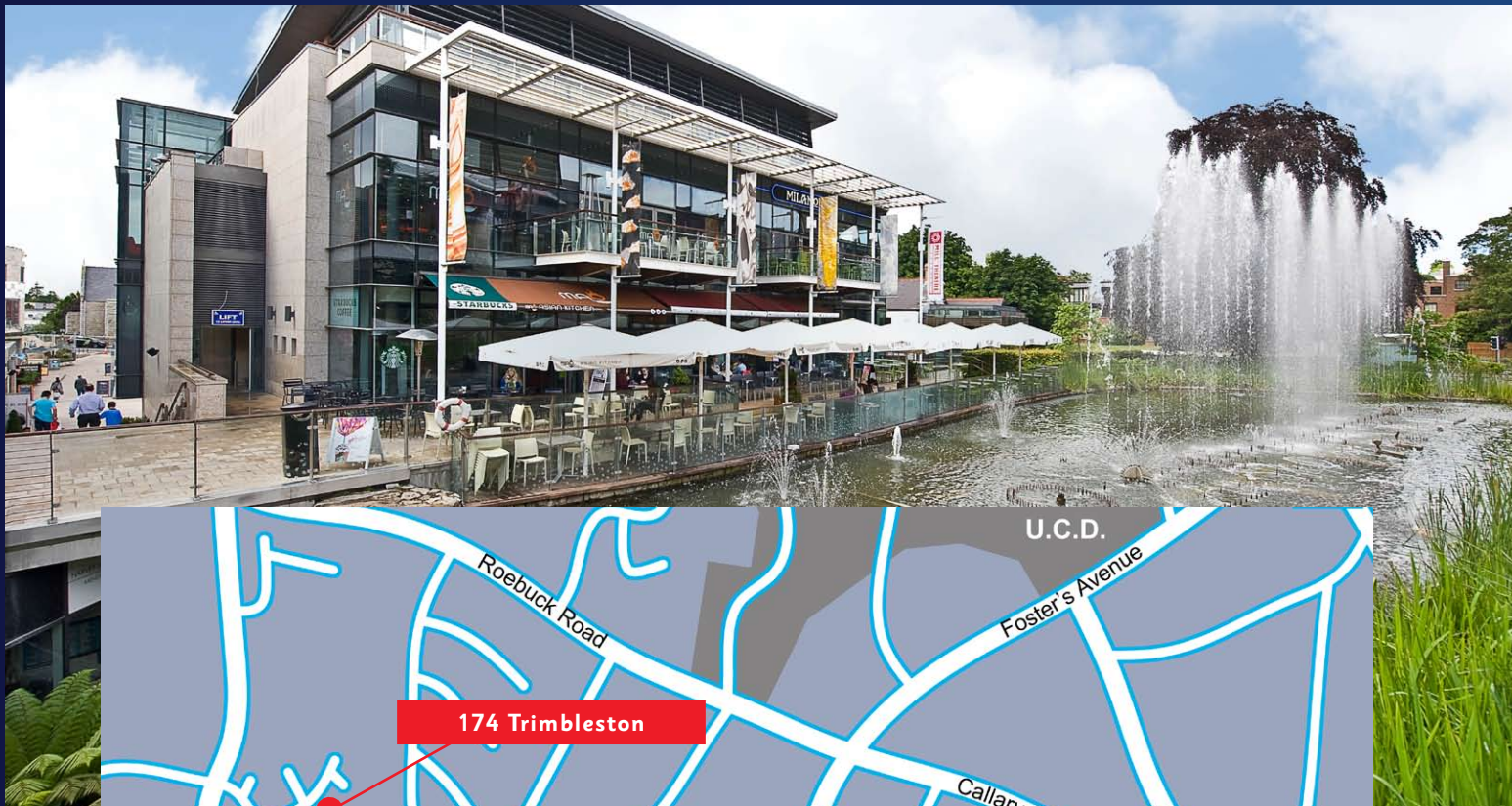
## Ensuite

c.3.04m x 1.90m

Large ensuite bathroom comprising wc, large whb, bath with shower and bath screen, wall and floor tiled, chrome towel radiator, mirror.







### Directions:

Coming from Donnybrook pass Riverview gym and leisure centre, take a left at the end of the road onto the Clonskeagh Road. Pass the mosque on your left hand side and go through the next set of traffic lights. Trimbleston is on your left hand side after the lights.

### Parking:

Parking space no.174 included.

### Heating:

Gas fired central heating.

### BER:

B.E.R.: C2 185.4kWh/m<sup>2</sup>/yr  
B.E.R. Number: 107952384

### Price:

On Application.

### Property Management

Management Company: Trimbleston Management Ltd  
Management Agent: Allied Property Management (01) 499 2215  
Management Fee: €657 per annum

### Viewing:

By appointment only with sole agents Finnegan Menton  
Contact Glenn Burrell on 01 614 7900



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

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