



56 Mount Eagle Grove, Leopardstown Heights, Dublin 18,

Beirne  
& Wise



## For Sale By Private Treaty

Located in Leopardstown Heights, a mature development with tree lined roads and open green areas. 56 Mount Eagle Grove is an attractive, red brick semi-detached, three-bedroom home, with an enviable southwest facing rear garden. Light and space abound in the house; the accommodation extends to 90sq.m approximately, and comprises of an entrance hall, living room, kitchen/dining room, and guest w.c. at ground floor. At first floor there are three bedrooms (1 en-suite), and a bathroom. The front of the house and the attic have been insulated by the current owners, and the BER is a C3. There is off street parking to the front, and a side entrance leads to the fabulous southwest facing rear garden, offering potential to extend (STPP).

The location is ideally positioned; No. 56 is within easy access of an extensive range of amenities both social and essential. The Luas Green Line is only minutes' walk from the property giving quick access to Dundrum and the City Centre. The M50/N11 and bus routes 47 & 44 are also nearby for flexible commuting. There is a choice of primary schools in the area; Holy Trinity, Gaelscoil Sliabh Rua, Gaelscoil Taobh na Collie, and Our Lady's of the Wayside. Secondary schools include Rosemont, Nord Anglia International, Educate Together, St. Benildus, and St Raphaela's. Amenities include: Leopardstown Heights playground, Fernhill Gardens, Westwood Gym, golf courses, and pitch & putt at Leopardstown, Stepside and Glencullen. There is a choice of local convenience shopping, and further shopping facilities in Carrickmines Retail Park, Dundrum Town Centre, Stepside and Sandycroft Villages, and the Leopardstown SC.

## Special Features

- Mature residential development in Dublin 18
- Minutes' walk to Glencairn Green Luas Stop
- Bright and spacious accommodation; 90sq.m approx.
- South westerly rear garden (L20 approx.)
- Potential to extend (SPP)
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## Accommodation

### ENTRANCE HALL

With ceiling coving, and laminate floor

### GUEST W.C.

With partially tiled walls, w.c. and a w.h.b.

### LIVING ROOM

5.0m x 3.50m

This large reception room features a picture window to the front aspect, with laminate floor, and an integrated decorative electric fire, flanked on both sides by floor to ceiling bespoke, custom built shelving and cabinets. Double doors open to the kitchen/dining room.

### KITCHEN/DINING ROOM

5.38m x 3.23m

Spanning the width of the house, this bright and spacious room features laminate floor, and French doors open out to the patio and rear garden. It is tastefully presented and features a fitted cream kitchen with an extensive range of wall and floor units with tiled splashback and wood counter tops, incorporating double Belfast sinks. There is an integrated oven, hob and extractor fan, and fridge freezer. It is plumbed for a dishwasher and a washing machine. There is a breakfast counter with additional storage, and there is ample room for dining.



#### UPSTAIRS

The staircase leads to the first floor.

#### LANDING

The hot press is located on the landing, and there is access to the attic.

#### BEDROOM ONE

4.37m x 3.35m

A large, spacious double bedroom overlooking the rear garden. with fitted wardrobes and an en-suite.

#### ENSUITE

Fully tiled with w.c., w.h.b., and a walk-in tiled shower cubicle with shower attachment and screen door.

#### BEEDROOM TWO

3.71m x 2.98m

A double room to the front aspect with fitted wardrobes.

#### BEDROOM THREE

2.27m x 2.34m

A single bedroom with fitted wardrobes.

#### BATHROOM

The bathroom is completely tiled, with a w.c., w.h.b. set in vanity unit with a wall mirror overhead, towel rail, and a bath with chrome shower fittings.

#### OUTSIDE

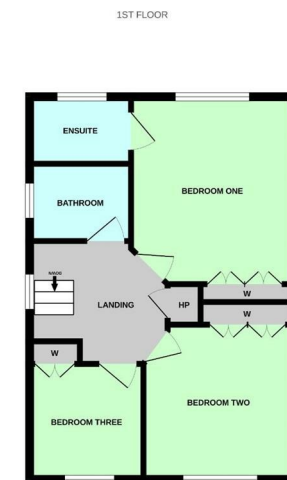
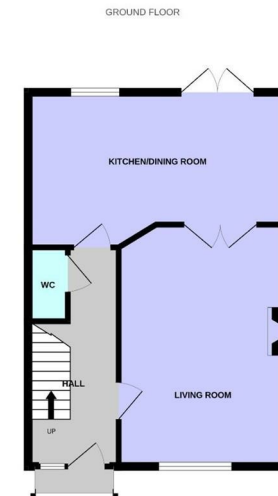
The front garden has a lawn and a driveway with off street parking, and EV charger attached to the front façade. A side entrance leads to the large rear garden (L20 approx.), this is bounded by walls and mature hedging, there is an expansive lawn, and it is very private, a lovely suntrap. A discreet fenced enclosure screens the oil tank and the bins. There is a garden shed, and a garden room with Wi-Fi and electricity, suitable for a home office, storage, and other uses.

#### BER

Ber No. 102977964

Output: 217.21 kWh/m2/yr





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