

12 ROEBUCK PARK

Goatstown, Dublin 14

FOR SALE



BER B3

12 ROEBUCK PARK

12 Roebuck Park is a very impressive 3-bedroom terraced house, extending to approx. 165 sq. m. / 1,775 sq. ft. laid out over three floors, located in an exclusive private development behind electric security gates, set amongst well maintained landscaped communal gardens. The property benefits from two designated car parking spaces.

The property is approached via steps descending to a front patio area and hall door. The entrance hallway is vaulted, airy and flooded with natural light, a pale ceramic tile runs underfoot.









ACCOMMODATION

To the left a guest WC leads off the hallway, to the right is the entrance to the large open plan living and dining area, with feature fireplace and overhead roof glazing. Floor to ceiling windows run across the rear wall and French doors open into the secluded landscaped rear garden. A solid timber floor runs throughout. The galley style kitchen leads off the living area, accessed via pocket glass sliding doors, and a single door to the dining area. The kitchen is fully fitted with various wall and floor units, is finished in a timber shaker style door with chrome finish and granite effect countertop, complete with integrated electric oven, gas hob, extractor fan and fridge freezer.

There are two double bedrooms on the first floor, both with fitted wardrobes, one bedroom benefiting from an en-suite. A generous sized family bathroom is also on this level. The principal bedroom is situated on the second floor, with walk in wardrobe and separate shower room.







GARDENS & LOCATION

The rear garden is low maintenance laid in grass and patio with raised borders, perfect for an early coffee or alfresco dining.

Positioned in a private gated estate, just off the Roebuck Green, close to the villages Goatstown and Dundrum, less than 10 minutes' walk to the LUAS at Dundrum and many bus routes providing easy access to the city centre. For motorists, the M50 is within a 10-minute drive, providing ease of access to the airport and other counties.

There are a host of primary and secondary schools close by to include Alexandra College, Gonzaga, Our Lady's Grove, Wesley College, and Mount Anville while also within easy reach of University College of Dublin.

Close to shopping facilities such as Dundrum Town Centre and Stillorgan Shopping Centre and for outdoor enthusiasts there is excellent choice of sporting and leisure facilities to include wonderful nearby walks along the River Dodder and the Airfield Estate and gardens.

LOCATION MAP

Click below to view the location map for 12 Roebuck Park



PROPERTY DETAILS

FEATURES

- BER B3
- Secure gated development
- Excellent decorative order
- 2 Dedicated car spaces
- Gas fired central heating
- Double glazed windows



SIZE

165 sq. m / 1,775 sq. ft. Approx.

BER

BER: B3 | BER No: 117727008 | Energy Performance Indicator: 142.24 kWh/m²/yr

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

CONTACT



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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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