

# 20 YALE

*Ardilea, Clonskeagh, Dublin 14*

**FOR SALE**





## 20 YALE

A hugely attractive five bedroom family home extending to approx. 213 sq. m / 2,293 sq. ft. over two floors with the addition of a sizeable attic room (approx. 54 sq. m / 590 sq. ft.)

Well set back from the road behind a low brick wall and landscaped front garden with ample off street parking, the well-proportioned accommodation comprises an entrance porch opening into the staircase hall to the left of which is a cosy tv room / study overlooking the front garden with a guest WC adjacent. To the right is a large living room with bow window and feature fireplace interconnecting via double doors through to a dining room overlooking the back garden. The dining room in turn leads through to the contemporary, recently fitted eat-in kitchen with centre island and a range of high quality appliances - with French doors opening onto the garden.























## ACCOMMODATION

This deceptively spacious home benefits from five good-sized bedrooms on the first floor, all with fitted wardrobes. The sizeable main bedroom has a well-appointed en-suite shower room while a family bathroom and hot press completes the first-floor accommodation. From the first floor landing, the staircase continues up to the expansive converted attic rooms providing an abundance of additional space. Laid out as two rooms, each with a velux window, this space could be further enhanced (subject to planning permission).

No. 20 is a highly attractive detached family home that has benefited from some recent upgrades to include a condensing gas boiler and a newly fitted kitchen. The incoming owner will undoubtedly make further improvements in time, but the property can be comfortably occupied immediately.









# GARDENS • LOCATION • FEATURES

The low maintenance rear garden is easterly facing laid out in patio, a cobble lock path and gravel bordered by mature planting and shrubbery. The exceptionally private garden also has the added benefit of a sizeable brick-built garden shed - which could be converted to a home office. Finally, there are gated side passages either side of the house.

Ardilea is a well sought after mature residential enclave. Ideally located close to Deer Park, a lovely, landscaped parkland providing excellent recreational facilities including a tennis club, playground and delightful walking areas in

which to enjoy the elevated views over Dublin Bay & city. Stillorgan, Blackrock & Dundrum are all within easy reach and local amenities of Mount Merrion village are within easy walking distance.

There is an extensive & excellent range of local schools within walking and cycling distance, to include; Scoil San Treasa, Mount Anville Primary/Secondary, Colaiste losagain, Colaiste Eoin, Our Lady's Grove, Oatlands College & St. Kilian's, to name just a few. UCD is on your doorstep with excellent walking / running / cycling routes. There are

bus routes nearby on Roebuck Road, Fosters Avenue & the QBC is available on the N11 with the M50 within minutes' drive.

## LOCATION MAP

Click below to view the location map for 20 Yale.



## SIZE

213 sq. m / 2,293 sq. ft. approx.  
54 sq. m / 590 sq. ft. approx. attic

## BER

BER: B2  
BER No: 111905436  
Energy Performance Indicator: 116.88 kWh/m<sup>2</sup>/yr

## FEATURES

- Gas fired central heating
- B2 Energy Rating
- Significant potential to further upgrade
- Alarm
- Off Street Parking





## VIEWING

By appointment with Knight Frank.

## VIDEO

Click link below to view virtual tour



## CONTACT



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## THINKING OF SELLING?

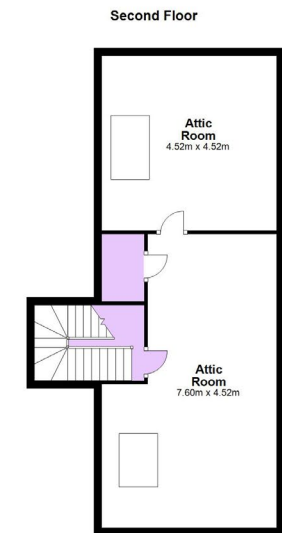
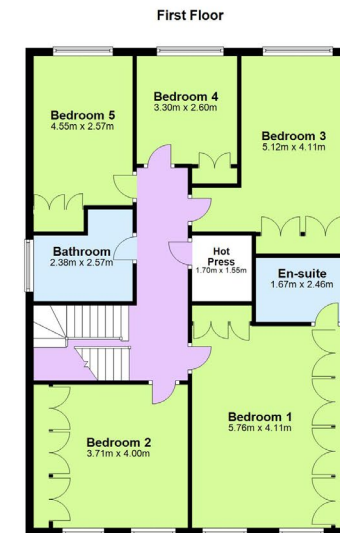
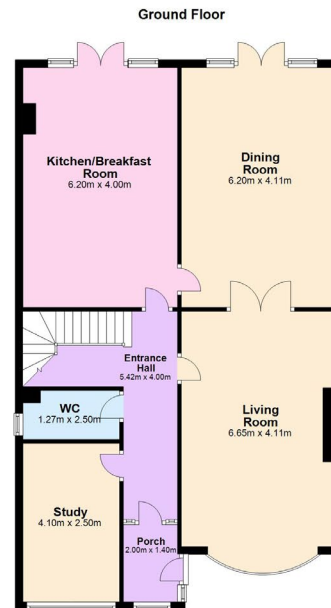
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# FLOOR PLANS



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



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