



**2 Stillorgan Heath,  
Stillorgan,  
Co. Dublin**

 **HUNTERS**  
ESTATE AGENT

[www.househunters.ie](http://www.househunters.ie)

**BER D2**





## For Sale by Private Treaty

Hunters Estate Agents have great pleasure in bringing to market this very fine four bedroom detached home, built c. 1994. This lovely family home comprises an entrance hallway, large living room, playroom/study, dining room, kitchen / breakfast room and 4 bedrooms with master ensuite and main bathroom. This well proportioned family home, extending to c. 148m<sup>2</sup> / 1,593 sq.ft, has the added benefit of a super sunny south facing aspect and is ideally located opposite a small green play area.

Stillorgan Heath is an exclusive family friendly development located just off the Upper Kilmacud Road and within a leisurely stroll of the amenities of Stillorgan and Sandyford. No. 2, itself is set on a road separate to the main estate with only 11 large family homes. The LUAS and Aircoach stops at Stillorgan and Sandyford are but a short walk and the M50, Exit 14, is minutes away. There are also numerous shopping centres in close proximity including the Stillorgan Shopping Centre, Beacon South Quarter, Sandyford and Dundrum Town Centre and the development is adjacent to Sandyford and Stillorgan Business Parks, Carrickmines Lawn Tennis Club, Leopardstown Race Course, Foxrock Golf Club and Westwood Fitness Centre. The property is convenient to a choice of renowned national, secondary and private schools and is also easy access to University College Dublin (UCD).

Viewing is highly recommended.

### Special Features

- Spacious 4 bedroom detached family home.
- Extending to c. 148m<sup>2</sup> / 1,593 sq.ft.
- Very well presented throughout.
- Sunny south facing aspect.
- Built c. 1994
- Gas fired central heating.
- Overlooking small green play area.
- Convenient to Stillorgan Shopping Centre, Beacon South Quarter and Dundrum Town Centre.
- Easy access to the M50 and numerous transport facilities including the LUAS and Aircoach.



## Accommodation

ENTRANCE HALL	6.47m(21'3") x 1.39m(4'7")	Cornicing, recessed lights, alarm panel, understairs storage. Guest w.c. and w.h.b.
LIVING ROOM	6.24m(20'6") x 4.28m(14'1")	Entered from double doors from hall. Feature bay window, dado rail, spot lights, feature fireplace with coal effect gas fire.
STUDY / PLAYROOM	4.27m(14'0") x 2.32m(7'7")	
DINING ROOM	4.08m(13'5") x 2.89m(9'6")	Cornicing, spotlights, double doors to rear garden.
KITCHEN/ BREAKFAST ROOM	3.00m(9'10") x 5.33m(17'6")	Terracotta floor tiles, wall and base kitchen units, four ring gas hob, double oven, dishwasher, fridge
UTILITY ROOM	1.70m(5'7") x 2.30m(7'7")	Wall base units, stainless steel sink, washer-dryer, door to side garden.
UPSTAIRS LANDING		Hot-press. Attic access.
BEDROOM 1	4.54m(14'11") x 3.30m(10'10")	Spotlights, bay window, fitted wardrobes, vanity unit.
ENSUITE	1.73m(5'8") x 1.96m(6'5")	W.c., w.h.b. and shower cubicle.
BEDROOM 2	2.24m(7'4") x 2.70m(8'10")	Front aspect. Fitted wardrobes.
BEDROOM 3	2.63m(8'8") x 4.01m(13'2")	Rear aspect. Fitted wardrobes.
BEDROOM 4	3.03m(9'11") x 3.05m(10'0")	Rear aspect.
BATHROOM	2.30m(7'7") x 2.00m(6'7")	W.c., w.h.b., bath with shower attachment. Fully tiled.





## OUTSIDE

### FRONT GARDEN

Cobble-lock driveway for two cars. Adjoining lawn, trees and shrubs.

### REAR GARDEN

9.69m(31'10") x 12.30m(40'4")

Sunny south facing aspect. Walled, with cobble-lock patio, lawn, trees, shrubs. Barna shed and exterior lighting.

### DIRECTIONS

Traveling from Stillorgan Village along the Lower Kilmacud Road, take a left turn onto the Upper Kilmacud Road. Proceed through the first set of traffic lights and take the first left into Stillorgan Heath. On entering Stillorgan Heath, number 2 is situated on the right hand side.

### BER DETAILS:

BER Rating: D2

BER Number: 102050911

Energy Performance Indicator: 370.4 kWh/m2/yr



## FLOORPLAN

Not to Scale. For Identification Purposes Only.

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