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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin

T : +353 | 2100 360 F : +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



58 Slieve Rua Drive, Stillorgan, Co Dublin

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For Sale by Private Treaty

58 Slieve Rua Drive, Stillorgan, Co Dublin

Location

Nestled away on this quiet residential road, location really couldn't be better. An extremely popular and convenient location, the thriving village of Stillorgan is a stone's throw away while the Dundrum town centre is also just minutes away with it's selection of bars, restaurants and shops. An array of schools and colleges are within easy reach including Blackrock College, Mount Anville, Sion Hill, St Andrew's College, The Smurfit Business School and UCD. Likewise the property is serviced by a selection of public transport with both the LUAS and QBC within walking distance offering easy access to and from the city centre and surrounding suburbs.

Description

Allen & Jacobs are delighted to present this substantial (c. 190 sq/m including attic conversion) family home presented in simply stunning condition throughout. Nestled away on this quiet street, no. 58, which has been upgraded, extended and fully renovated by its current owners, now offers exceptional accommodation, ideal for family living and entertaining alike. On entering this fine home one will not be disappointed. The extremely bright and spacious accommodation briefly comprises reception hall, living room, dining room, extended kitchen/breakfast room/ lounge, play room, utility room, guest wc, four bedrooms (master ensuite), family bathroom and attic conversion. A very private and well stocked rear garden with access to private lane is complimented by off street parking to the front.

Features

- Substantial Family home (c. 190 sq/m including attic conversion)
- Upgraded, Extended and Fully Renovated by its Current Owners
- Superb Decorative Order Throughout
- Double Glazed Windows Throughout
- Gas Fired Central Heating
- Extremely Popular and Mature Enclave
- Quiet Residential Road
- Mature and Private Rear Garden
- Access to Private Rear Lane
- Off Street Parking
- A selection Of South Co Dublin's Finest Schools and Colleges within Easy Reach
- DART and QBC within Easy Reach
- Burglar Alarm

Negotiator

Andrew Allen MIPAV MMCEPI

Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Notes:



Accommodation

Entrance Hall: 4.4m x 2.01m: Under stairs storage.

Guest WC: With wc and whb.

Living Room: 3.9m x 3.8m: Solid timber floor: Open fire with mantle and cast iron inset. Arch to...

Dining Room: 4.08m x 3.5m: Solid timber floor: Fireplace with mantle and cast iron inset. Double doors to...

Open Plan Kitchen/Breakfast Room/Lounge: 7.02m x 8.29m: Tiled floor: Fitted kitchen with range of wall and floor units. Centre island. French doors to rear garden. Velux windows.

Utility Room: 3m x 1.32m: With washing machine and dryer.

Play Room: 4.43m x 2.66m: Solid timber floors.

First Floor:

Landing: 4m x 2.54m:

Bedroom 1: 8m x 2.6m: With high ceiling and extensive range of built in wardrobes.

Ensuite: 2.7m x 1m: With wc, whb and shower.

Bedroom 2: 4.08m x 3.46m: Open fire with cast iron mantle.

Bedroom 3: 3.86m x 3.24m: With built in wardrobes.

Bedroom 4/Study: 2.7m x 2.7m: With hotpress.

Bathroom: 2.64m x 2.43m: Modern bathroom suite with wc, whb, bath and separate shower.

Attic:

Room: 4.23m x 4.12m: With extensive storage in eaves. Velux windows.

Outside:

To the front is a mainly walled garden with a variety of plants, shrubs and driveway providing ample off street parking. To the rear is a secluded garden with a host of mature shrubs and trees. Mainly in lawn and with access to private rear lane.

