



6 Linden Lea Park, Stillorgan, Co. Dublin, A9 4PW83

Beirne
& Wise

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For Sale By Private Treaty

Linden Lea Park is a superbly located, secluded cul de sac off Glenalbyn Road in Stillorgan. Built in c. 1950, No. 6 is an attractive, semi-detached bungalow with light filled, well-proportioned accommodation extending to 111 sq.m. approximately. The accommodation with original internal doors, comprises of an entrance porch, reception hall with cloaks closet and a store room, living/dining room, kitchen, four double bedrooms and a bathroom. The property has the benefit of planning permission to extend the house downstairs and to convert the attic to additional accommodation, planning reference; D21A/0326. The reception hall is a special feature of this property, being open plan with the living room, making it ideal for family living and/or entertaining. Double doors lead to the kitchen which in turn opens out to the deck and access to the stunning rear garden. There is off street parking for two cars in the front, a paved path leads to the hall door, and a wide side entrance leads to the rear garden.

Linden Lea Park is ideally within minutes of all the amenities of Stillorgan Village, Stillorgan S.C. and its extensive range of shops and restaurants. The location is an extremely popular location in South Dublin, and it is very close to Blackrock and Donnybrook. There is a selection of well-established junior and senior schools nearby to include; St. Raphaela's, St. Laurence's, Mount Anville, Benildus College, Oatlands College, Blackrock College, Sion Hill, St Andrew's, and Coláiste Eoin. The UCD campus at Belfield is also within very easy reach with its associated leisure facilities, as well as a selection of playing fields at Deer Park, Mount Merrion and the Kilmacud Crokes at Pairc de Burca. The property has the advantage of seamless transport links with the LUAS, and N11 with QBC and there is also easy access to the M50.

There is a great community spirit in Linden Lea Park, in addition to the safety of the cul de sac. Viewing is highly recommended to appreciate

Special Features

- Modern light filled home in great location
- PP to extend the house; Ref: D21A/0326
- Minutes walk to Stillorgan Village, and shopping centre
- Dart in Blackrock and Luas in Stillorgan
- Floor area; 111sq.m approx.
- Stunning large rear garden, L30m x W13m
- N11/M50 nearby

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444







Accommodation

ENTRANCE PORCH

With tiled floor

RECEPTION HALL

5.36m x .86m (max.)

A beautiful large hall with walnut effect laminate floor, recessed lights, cloaks closet and a storage cupboard. Ideal for use as additional living space. Open plan with the living/dining room

LIVING/DINING ROOM

6.62m x 4.20m

Spanning the width of the house with two picture windows to the front aspect, the walnut effect laminate floor continues through this room, and there are recessed lights. There is a feature marble fireplace and hearth with an open grate allowing for a natural fire

KITCHEN

3.56m x 2.41m

Double doors with paned glass leads to the kitchen with walnut effect laminate floor, this is fitted with a range of white wall and floor kitchen units with complimentary green tiled splashback. Appliances include a 5 ring gas hob, double oven, stainless steel extractor hood and fan. It is plumbed for a dishwasher and a washing machine. A door opens out to the deck, this in turn leads to the rear garden



BEDROOM ONE

4.00m x 3.56m

A double bedroom overlooking the rear garden, with built in storage and dresser unit, and extensive mirrored wardrobes

BEDROOM TWO

3.60m x 2.91m

A double bedroom to the rear aspect

BEDROOM THREE

3.011m x 2.63m

A double bedroom currently in use as an office with extensive wall to wall shelving

BEDROOM FOUR

3.78m x 2.71m

A fourth double bedroom to the front aspect. This houses the hot press

BATHROOM

The bathroom has complimentary wall and floor tiling, wall cabinet, pedestal w.h.b. with mirror overhead, w.c. and a Jacuzzi bath with overhead Triton shower, and a shower screen

SERVICES
GFCH, Alarm

OUTSIDE

The gardens of No. 6 are a special feature, the private front garden is bounded by walls, and is laid out with pebbles, paved pathways, and border planted beds. The driveway provides off street parking for two cars. A wide side access leads to the rear garden L30m x W13m, this is due north/west, and is well designed, the large wooden deck off the kitchen has steps leading down to the generous lawn, this features planted borders, a play area, and to the rear there is a natural space with beautiful mature trees affording great privacy. There is storage space below the deck. There is a garden shed which houses the boiler, and an outside W.C.

BER

Number: 102077906
Output: 183.03 kWh/m²/yr.









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