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 Allen & Jacobs Estates (Southside Office) 107 Fosters Avenue, Mount Merrion,
 T: +353 | 210 0360 F: +353 | 278 9494 city@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



40 Woodlands Drive, Stillorgan, Co. Dublin.

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For Sale by Private Treaty

40 Woodlands Drive, Stillorgan, Co. Dublin.



Allen & Jacobs is delighted to present this beautifully presented semi-detached residence c.121sqm/1,302sqft situated in a quiet cul de sac. The property has undergone significant upgrading in recent years to include; extensive internal wall & floor insulation, new heating system, new double-glazed windows, extensive use of timber floors, new contemporary fitted kitchen/bathroom & guest toilet, landscaped front & rear gardens and converted study/playroom to the side.

Located only a stone's throw to Stillorgan village where there are a host of amenities including; shops, restaurants, supermarkets, general practices, bowling alley and cinema, to name a few. There is a very good selection of south Dublin's finest primary and secondary schools nearby, including; Mount Anville, Blackrock College, Sion Hill, Oatland's College and UCD is within easy reach. Nearby is the 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 and city. Public transport is well catered for with a large selection of bus routes available on the N11 QBC which is less than 5 minutes' walk away, allowing easy access to the city centre.

Accommodation briefly comprises; reception hall, guest toilet, living room, dining room, kitchen/breakfast room and study/playroom. Upstairs are 3 bedrooms and main bathroom.

Viewing highly recommended

At A Glance

- Lovely semi-detached residence c.121sqm/1,302sqft
- Presented in excellent condition throughout
- Extensive internal wall & floor insulation
- Contemporary Villeroy & Boch bathroom & toilet suites
- Travertine tiling in bathroom & guest toilet
- Newly fitted kitchen
- Converted garage (study/playroom)
- Secluded c.18m garden to rear with raised terrace & deck area
- Potential for further extension (subject to PP)
- Quiet cul de sac
- GFCH (new system)
- uPVC double glazed windows
- Ample off-street parking
- Beside the QBC
- Easy reach of the city & all transport routes via M50 & N11
- Alarm



Viewing

Strictly by prior appointment only with sole agents
Allen & Jacobs (Southside Office)
107 Fosters Avenue, Mount Merrion,
Co. Dublin
T: 01 210 0360 f: 01 278 9494
E: info@allenandjacobs.ie W: allenandjacobs.ie

Negotiator

Gary Jacobs MSCSI MRICS

Notes:



Accommodation

Porch: Tiled floor

Reception hall: Attractive oak floor, ceiling coricing & centre piece, radiator cabinet

Guest toilet: Travertine tiled walls & floor, whb, wc

Living room: 4.9 x 3.6: Feature stone open fire place with cast iron insert & granite hearth, attractive oak floor, ceiling coricing & centre piece, double doors to deck/terrace & garden

Dining room: 3.9 x 3.6: Attractive oak floor, ceiling coricing & centre piece, feature wall radiator

Kitchen/breakfast room: 5.7 x 3.5 (max.): Full range of eye & floor level press units, stainless steel sink unit, extractor fan, fully tiled floor, feature wall radiator, door to deck/terrace & garden

Study/Playroom: 5 x 2.7: Attractive semi solid timber floor, fitted storage presses with plumbing for washer & dryer, feature wall radiator, door to front garden

Upstairs

Landing: Access to attic via pull down ladder, airing cupboard

Bedroom 1 (rear): 3.6 x 3.5: Built in wardrobe

Bedroom 2 (front): 3.8 x 3.6: Built in double wardrobes

Bedroom 3 (front): 2.7 x 2.5

Bathroom: Travertine tiled walls & floor, fitted double shower cubicle with rainwater shower head, floating whb with under storage, recessed lighting, extractor fan

Outside

Pebbled front drive providing good off-street parking. Cobble lock path to front door & raised flowerbed with variety of plants, shrubs & mature tree. To the rear is a secluded c.18m garden which is mainly laid out in lawn and has planted borders with shrubs and mature trees. There is also a very large Indian sandstone terrace & timber decked area which is ideal for entertaining & BBQ's.

