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For Sale by Private Treaty



41 Rathmore Avenue, Stillorgan, Co Dublin

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## For Sale by Private Treaty

# 41 Rathmore Avenue, Stillorgan, Co Dublin

### Description

Located on the ever popular Rathmore Avenue, no. 41 is a simply beautifully presented 3 bed semi-detached family home with garage. The property has been stunningly upgraded by its current owners and 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 entrance porch, reception hall, living room, dining room/bedroom 3, kitchen/breakfast room, three bedrooms and 2 bathrooms. The property also boasts a garage and large side garden offering excellent potential to further extend/convert subject to planning permission. One of the best features of this property is the stunning 34 m (110 ft.) rear garden. It has been beautifully landscaped and boasts an extremely sunny west facing orientation. Off street parking to the front completes the picture.

### Location

An extremely popular and convenient residential location, the thriving village of Stillorgan is a stone's throw away while the new Dundrum town centre is also just minutes away with its 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.

### Features

- Substantial semi-detached family home
- Stunning 34 m, landscaped & west facing rear garden
- Recently renovated
- New boiler
- External wall insulation and attic insulation
- New internal doors.
- Superb decorative order throughout
- C2 energy rating
- Excellent potential to covert/extend with large side/rear garden and garage
- Double glazed windows throughout
- Gas fired central heating
- Extremely popular residential address
- Ample off street parking
- A selection of south Co. Dublin's finest schools and colleges within easy reach
- LUAS, DART and QBC within easy reach



### Viewing

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



### Accommodation

Entrance Hall: 4.26m x 3.02m: Understairs storage.

Living Room: 4.8m x 3.19m: Light filled room with feature fireplace and door to rear garden.

Kitchen/Breakfast Room: 3.53m x 3.02m: Built in kitchen with range of units. Tiled floor:

Bedroom 2: 4.54m x 3.19m:

Bedroom 3/Study/Dining Room: 3.03m x 2.65m:

Bathroom: 1.92m x 1.87m: with wc, whb and double tray shower unit. Fully tiled wall and floor:



Landing: 1.77m x 1.63m: With storage space.

Bathroom: 1.75m x 1.5m: With wc & whb. Velux window.

Bedroom 1: 5.3m x 4.5m (plus dormer of 1.74m x 1.5m): 2 x Velux windows/

Garage: 4.42m x 2.31m: Ideal for conversion.



### Outside

Landscaped garden with ample off street parking to the front is complimented by a stunning, 34 m (110 ft.), landscaped & west facing rear garden approximately offering further potential to extend.

