

If you are considering selling please call us today:
For a Free Valuation:
T: 01 2100 360



Ordnance Survey Ireland Licence No. AU 0066515
 PSRA No. 002964 (licence)

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

59 Beaufield Park, Stillorgan, Co Dublin

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

59 Beaufield Park, Stillorgan, Co Dublin



Allen & Jacobs are delighted to present this exciting opportunity to acquire this charming double fronted residence presented in excellent condition and oozing with further development potential due the generous gardens to the side and rear. Planning permission has previously been granted for the demolition of the existing extension to the rear and the building of a new single storey and new two storey extension to the rear and side which would give an overall total size of c.210sqm/2,260sqft. Planning reference D07A/0070 can be inspected on the Dun Laoghaire Rathdown County Council website. Other development options also remain open including the addition of a separate property (subject to the necessary planning permission).

Featuring a south westerly orientated garden c.33.15m x 12.78m which has been landscaped and is mainly laid out in lawn with attractive timber fencing on either side giving excellent privacy. The main house was upgraded in c.2010 to include electrics, plumbing, kitchen and bathroom suite.

Nestling in a cul-de-sac in a quiet residential area, the location really couldn't be better with all the amenities of Stillorgan village on your doorstep including schools, colleges, parks, shops, restaurants, cinema and public transport. There are excellent transport links including the M50, N11, QBC bus routes & nearby LUAS which all provide easy access to the city centre or any national routes.

At A Glance

- Excellent Development Potential
- Planning Permission Granted in 2007 for Substantial Ext. to Rear & Side (Total c.210sqm/2,260sqft)
- Further Development Potential (Subject to Necessary Planning Permission)
- Secluded South Westerly Facing Garden c.33.15 x 12.78
- Large Garden to Side
- Off Street Parking to Front
- Charming Double Fronted Semi Detached Residence
- Presented In Excellent Condition
- GFCH
- uPVC Double Glazed Windows
- New Electrics
- New Plumbing
- New Kitchen
- New Bathroom Suite
- Attractive Timber Fencing to Rear
- Close to M50, N11, QBC & LUAS
- Beside all Amenities of Stillorgan Village



Viewing

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

Negotiator

Gary Jacobs MSCSI

Notes:

Accommodation

Ground Floor

Entrance Hall: 1.04m x 2m

Timber floor

Reception Room 1 3.96m x 3.26m

Timber floor;TV point

Study 2 3.96m x 2.66m: With door to:

Kitchen/Dining Room: 5.33m x 3.66m

Modern fitted shaker kitchen units, stainless steel sink unit, electric oven, hob, extractor; tiled floor; door to rear garden.

Shower Room 2.74m x 3.14m

Wc, whb & fitted shower

First Floor

Landing

Bedroom 1 3.96m x 3.5m

Timber floor

Bedroom 2 3.96m x 2.66m:

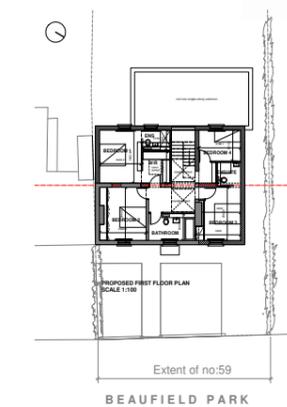
Timber floor

Outside

Truly stunning landscaped rear garden measuring approx. 33.15m x 12.78m and boasting a glorious south west orientation. No. 59 also offers a very large side garden (approx. 5.25m). Lovely front garden with off street parking.



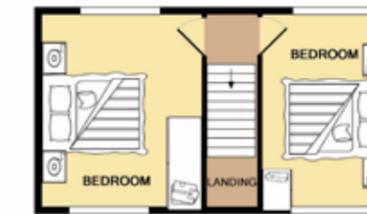
Proposed ground floor



Proposed 1st floor



GROUND FLOOR



1ST FLOOR

For Identification Purposes Only/Not To Scale

