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For Sale by Private Treaty



13 Stillorgan Heath, Stillorgan, Co. Dublin

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For Sale by Private Treaty

13 Stillorgan Heath, Stillorgan, Co. Dublin

Location

Allen & Jacobs are delighted to present this substantial (c. 155 sq/m including attic conversion) semi-detached house presented in simply stunning condition throughout. Nestled away in a quiet cul de sac, no. 13, 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, utility room, guest wc, dining area, kitchen, lounge/family room, four bedrooms (master ensuite), family bathroom and attic conversion with ensuite. A very private and well stocked rear garden complimented by off street parking to the front completes the picture.

Description

Positioned in one of South Co. Dublin's favourite residential enclaves, location really couldn't be better. The thriving village of Stillorgan is a stone's throw away while the 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 Mount Anville, St Benildus College, St Raphaelas Secondary School (all within walking distance), Alexandra College (on LUAS), Wesley College, St Killians Deutsche Schule, Sion Hill, The Smurfit Business School and UCD. Likewise the property is serviced by a selection of public transport with the LUAS a short stroll away and a number of bus routes offering easy access to and from the city centre and surrounding suburbs.

Features

- Substantial semi detached family home (c. 155 sq.m / 1,668 sq.ft 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 cul de sac position
- Mature and private rear garden
- Off street parking
- A selection of south Co Dublin's finest schools and colleges within easy reach
- LUAS within an easy walk
- Alarm with monitoring functionality via SIM
- Quick step Llargo floors throughout downstairs

Negotiator

Andrew Allen MIPAV MCEI



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:



Accommodation

Ground Floor:

Reception Hall: 5.79m x 3.52m: With under-stairs storage.

Living Room: 5.97m x 4.14m: Bay window. Frosted glass double doors. Custom fitted desks, shelves and units. Feature fireplace with gas fire. TV point.

Guest WC: Tiled throughout. Wc and whb.

Utility Room: 2.71m x 1.23m: Plumbed for washing machine and vented for dryer. Fitted units.

Kitchen: 5.19m x 2.66m: Down-lights. Integrated Neff oven and combo oven microwave. Gas hob. Integrated Bosch dishwasher. Extensive range of wall and floor units with soft-close drawers, fitted utensils drawer. Built-in double wine rack under breakfast bar. Integrated fridge freezer and larder cupboard. Under pelmet down-lights. Integrated ceiling speakers. Dimmer light. Travertine floor. Designer vertical radiator. Energy efficient door to garden.

Dining Area: 2.95m x 2.7m

Lounge/Family Room: 4.28m x 3.6m: Fitted storage and entertainment unit with integrated computer desk and seat and wired for entertainment systems and surround sound speakers. 4 energy efficient Velux windows with blinds. Access to garden through French doors.

First Floor:

Landing: 3.55m x 2.79m: Hotpress with duel immersion. Staircase to converted attic.

Bedroom 1: 5.28m x 3.5m: Bay window. Fully fitted Skon sliderobes with wall to wall mirrored doors, vanity unit with lights and hidden TV point.

Ensuite: 1.87m x 1.53m: Fully tiled. Modern suite with power shower, wc & whb. Heated mirror, chrome heated towel rail & rotating mirrored floor to ceiling storage unit.

Bedroom 2: 3.69m x 2.63m: Range of built in wardrobes. Fitted drop down work station.

Bedroom 3: 2.93m x 2.78m: Built in wardrobes. Drop down work station.

Bedroom 4: 2.94m x 2.23m: Built in wardrobes.

Bathroom: 2.01m x 1.88m: Fabulous family bathroom with polished porcelain tiling. WC, whb and bath with shower attachment. Mira chrome electric shower.

Attic Room: 5.51m x 4.58m: With 3 x dual opening Velux window. Storage into eaves. Skon fitted sliding wardrobes.

Ensuite: 1.87m x 1.53m: Fully tiled. Modern suite with power shower, wc & whb, chrome under sink storage unit & heated towel rail.

Outside

Off street parking to the front is complimented by a very private and well stocked rear gardens.

