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For Sale by Private Treaty



63 Merville Road, Stillorgan, Co. Dublin.

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For Sale by Private Treaty

63 Merville Road, Stillorgan, Co. Dublin.

Allen & Jacobs is delighted to present this wonderful detached bungalow providing spacious accommodation of c.162sqm/1,744sqft (including garage). Boasting a secluded and well stocked landscaped rear garden measuring c.27m which includes a water feature, pond, extensive decking and timber cabin (suitable as home office/workshop).

Presented in lovely condition by its current owners, the accommodation is bright, well-proportioned and versatile in layout. The attic has been converted to provide for a lovely family space but could easily be rearranged for additional bedroom accommodation, if required.

Situated on the corner of a leafy cul de sac, the location is ideal and only a stone's throw to the Clonmore Park. There are a host of amenities in close proximity including Stillorgan Shopping Centre, a selection of south Co Dublin's finest schools and colleges, shops, restaurants and public transport (minutes' walk from the QBC & LUAS station). Both the N11 & M50 are close at hand allowing easy access to the city centre and all national routes.

Accommodation briefly comprises; entrance hall, living room, kitchen/breakfast room, utility, garage, 3 bedrooms, bathroom, shower room, inner hall and large converted attic.

Viewing highly recommended

At A Glance

- Detached family bungalow
- Spacious accommodation of c.162sqm/1,744sqft (including garage)
- Secluded & well stocked landscaped rear garden c.27m
- Spacious attic conversion
- Potential to extend to rear (subject to necessary p.p.)
- Garage to the side (suitable for conversion)
- Timber cabin to rear (suitable as home office/workshop)
- Side entrance
- GFCH
- uPVC double glazed windows to the rear
- Utility room
- Extensive use of timber floors
- Covered storage area to side
- Ample off street parking
- Beside Clonmore Park & playground
- Mature residential location
- Close by to all amenities including LUAS & QBC
- Easy reach of the city & all transport routes via M50 & N11
- Alarm
- GFCH
- TV, phone & internet available

Negotiator

Andrew Allen MIPAV MCEI & Gary Jacobs MSCSI MRICS



Viewing

Strictly By Prior Appointment
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Notes:



Accommodation

Reception Hall: 9.4 x 1.34

Attractive timber floors, alarm panel, recessed lighting

Living Room: 4.56 x 3.27

Feature marble fire place and hearth, cast iron insert and fitted coal effect gas fire, ceiling cornicing and centre piece, built in storage and book shelving,

Kitchen/Dining Room: 6.96 x 3.27

Fully fitted eye and floor level press units, electric oven, hob, extractor fan, tiled splashback, integrated dishwasher, 2 x fitted sink bowl units, part tiled/part timber floor, recessed lighting, roof light, ceiling cornicing and centre piece, breakfast counter, door to:

Utility Room: 2.47 x 2.11

Fitted counter with stainless steel sink, tiled floor, plumbed for washing machine, velux roof light, door to garage, door to garden

Bedroom 1: 4.53 x 3.24

Recessed and wall lighting, wall to wall built in sliding wardrobes with fitted centre mirror

Bedroom 2: 3.26 x 3

Fitted wardrobes

Bedroom 3: 3 x 2.66

Shower room:

Tiled shower cubicle, whb, wc, tiled floor

Bathroom:

Fitted bath, whb, wc, tiled floor

Inner hall (rear): 3 x 1.95

Attractive timber floor, stairs to attic, door to patio and garden

Attic: 10.88 x 4.57 (max.)

Open brick fire place with stone hearth, fitted bar, recessed lighting, eaves storage, tv point,



Garage: 4.4 x 2.45

Accessed from the utility, double doors to front drive

Outside

To the front is a cobblelock driveway providing ample off street parking which is surrounded by a mature hedge. To the rear is a very large secluded and landscaped garden c.27m with a variety of plants, shrubs and mature trees. There are various patios areas, pond, water feature, extensive decking areas, pergola, storage areas and timber cabin. A garage to the side completes the picture.

