

# For Sale

Asking Price: €545,000



10 Beaufield Manor, Stillorgan,  
Co. Dublin, A94 WD58



[sherryfitz.ie](https://sherryfitz.ie) - make and view offers 24/7

BER D1



Tucked away in a hidden residential enclave, No.10 Beaufield Manor is a charming mid terrace two bedroomed townhouse. Offering seclusion and privacy with the landscaped gardens to the front and not overlooked to the rear, the development is further enhanced by electronic security gates. It enjoys close proximity to the amenities of Stillorgan Shopping Centre, the Stillorgan Luas line and the N11/QBC. It is bound to appeal to first time buyers, investors or anyone looking for a more manageable home in a central location.

the Luas at Stillorgan which is a 15-minute walk away.

The ground floor comprises entrance hall, kitchen to the front, large living room which features a solid fuel stove and access to a stunning sunroom extension.

On the first floor there are two good double bedrooms and a bathroom. The rear garden has an idyllic sunny southerly aspect and is a very private and low maintenance space. The communal grounds are beautifully maintained with one parking space per household with ample visitor parking.

Situated in one of South Dublin's most desirable locations, No.10 Beaufield Manor is within walking distance Stillorgan Village and Stillorgan Shopping centre offering a variety of boutique shops, restaurants and coffee shops. There is a selection of well-established schools; including St. Teresas, Oatlands, Mount Anville, St Andrews and Blackrock Colleges, to mention a few. It is minutes away from U.C.D Belfield, as well as major shopping centres such as Dundrum Town centre and the Merrion Centre.

There are excellent transport links on your doorstep, with the N11, Quality Bus Corridor, Air Coach, providing speedy access to the city centre and the airport., and a walkway through which leads to

#### SPECIAL FEATURES

- Private gated development of only 31 homes
- Situated in front of open green space
- Idyllic southerly aspect to the rear
- Hamptons style sun room extension
- Two double bedrooms
- Service Charge: €1,354 per annum



**ACCOMMODATION**

Floor Area: 75.3sq.m. / 811sq.ft.approx.

Hallway Laminate flooring, central light.

Kitchen Wooden kitchen units, Silestone countertops, tiled splashback, Neff induction hob, Neff microwave, Neff oven, plumbed for washing machine and dishwasher, space for fridge freezer. Understairs storage

Living Room Carpet flooring, ceiling coving, central light, corner fireplace with solid fuel stove and granite mantle. Double doors opening into

Sun Room Semi-solid wooden floors, dado rail, 'Hamptons' style conservatory flooded with natural light. Double doors opening onto south facing decking area.

Landing With attic access.

Bedroom 1 Double room with carpet flooring, two windows overlooking front, central light and fitted wardrobes.

Bedroom 2 Double room with carpet flooring, central light, two windows overlooking rear, fitted wardrobes.

Bathroom With wc, wash hand basin, Triton shower, fully tiled around shower, fitted wall mirror, heated towel rail, door to shelved hot press.

**GARDEN**

Communal landscaped gardens

Gated development

Private south facing rear decked garden

One designated parking space and ample visitor parking

**BER**

BER D1, BER No. 118166602

Energy Performance Indicator: 225.43 kWh/m<sup>2</sup>/yr





**mySherryFitz**

Open 24/7

REGISTER NOW TO SEARCH FOR  
PROPERTIES, MAKE AND VIEW  
OFFERS, ANYTIME YOU LIKE.



24 HOUR  
ACCESS



SEARCH



BOOK  
VIEWINGS



MAKE  
OFFERS



**NEGOTIATOR**

Joan O'Hanlon Assoc. SCSl  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 087 1919103  
E: joan.ohanlon@sherryfitz.ie

**MORTGAGE ADVICE**

For mortgage advice talk to  
Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: blackrock@sherryfitz.ie

[sherryfitz.ie](http://sherryfitz.ie)

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.