



123 Stillorgan Road, Donnybrook, Dublin 4

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ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are proud to introduce to the market, 123 Stillorgan Road, an instantly appealing five-bedroom semi-detached family residence, ideally located in this popular and highly convenient residential location of Dublin 4. Originally built in 1937, this attractive property offers a south west facing rear garden and plenty of car parking to the front.

The spacious accommodation is well proportioned and although the property would benefit from some upgrading throughout, it offers the discerning purchaser a light filled and comfortable living space. A spacious light filled entrance hall with quality timber flooring, drawing room, dining room, kitchen/breakfast room, utility room and guest w.c., complete the downstairs accommodation. Upstairs there are 5 bedrooms, w.c., and family bathroom.

Stillorgan Road, Donnybrook, enjoys an enviable location, in the heart of Dublin 4. It benefits from one of Dublin's most popular and convenient locations with an excellent choice of amenities being within walking distance, including St. Vincent's Hospital, RTE Campus, UCD Belfield, Elm Park Golf & Sports Club and the Merrion Shopping Centre. Many of the city's principle schools are close by including St. Michael's and St. Teresian's.

Local transport links are plentiful with numerous bus routes along both the Stillorgan Road and Merrion Road, serving the city centre and suburbs. It also offers convenience to the N11 and Sydney Parade DART Station with Dublin Airport a mere 25 minutes drive via the Port Tunnel. Many of Dublin's commercial centres such as the IFSC and South Docks IT hub are easily accessed.

Viewing is highly recommended.

SPECIAL FEATURES

- » Superb 5 bedroom semi-detached family residence
- » South west facing rear garden
- » Oil fired central heating
- » Prime location just on Stillorgan Road in the heart of Dublin 4.
- » Double glazed windows
- » Built 1937
- » Approx. 232sq.m /2,497sq.ft (including garage)
- » Easy access to the N11 and Dublin Airport via The Port Tunnel with the area well serviced via many bus routes along the Stillorgan Road and The Merrion Road.





ACCOMMODATION

ENTRANCE HALLWAY

3.50m (11.48ft) x 5.72m(18.77ft)

Bright and spacious hallway with polished wooden floors, under stairs storage cupboards and alarm pad.

GUEST W.C.

2.60m (8.53ft) x 1.16m (3.81ft)

With w.c., & wash-hand basin. Tiled floor and splashback

DRAWING ROOM

5.44m (17.85ft) x 4.22m (13.85ft)

With cornicing, picture rail, polished wooden floors and attractive mahogany fireplace with tiled hearth and inset. Interconnecting double doors to:

DINING ROOM

4.21m (13.81ft) x 4.81m (15.78ft)

With cornicing, picture rail, polished wooden floors and attractive mahogany fireplace with tiled hearth and inset. Double doors to rear patio.

LIVING ROOM

3.42m (11.22ft) x 4.32m (14.17ft)

Features solid wooden floors, ceiling spotlights, fitted cupboards and solid fuel stove.

Opening to:

KITCHEN/BREAKFAST AREA (EXTENSION)

3.99m (13.09ft) x 5.68m (18.64ft)

Constructed in 2007, this wonderful room is both bright and spacious with 2 x Velux windows in the ceiling and double patio doors to the rear garden. Kitchen features a range of fitted Shaker style kitchen units with integrated fridge / freezer, 4 ring gas hob, extractor fan and Electrolux oven.

UTILITY ROOM

1.68m (5.51ft) x 3.07m (10.07ft)

With fitted wall and base units, stainless steel sink, washing machine and door to side garden.

UPSTAIRS

Large landing (3.46m (11.35ft) x 2.75m (9.02ft)) with hotpress

BEDROOM 1

4.28m (14.04ft) x 5.58m (18.31ft)

Front aspect and features mahogany fireplace with tiled hearth and inset.

BEDROM 2

4.31m (14.14ft) x 4.99m (16.37ft)

Rear aspect and features mahogany fireplace with tiled hearth and inset. Also with wash-hand basin.

BEDROOM 3

2.93m (9.61ft) x 4.09m (13.42ft)

Front aspect with fitted wardrobes

BEDROOM 4

3.65m (11.98ft) x 3.00m (9.84ft)

Rear aspect with tiled fireplace and wash-hand basin.

BEDROOM 5

3.35m (10.09ft) x 2.69m (8.83ft)

Side aspect

W.C.

1.59m (5.22ft) x 0.87m (2.85ft)

BATHROOM

2.07m (6.79ft) x 2.67m (8.76ft)

Bath with Mira electric shower and wash-hand basin. Tiled floor and splash back.

GARAGE

2.62m (8.63ft) x 5.03m (16.50ft)

Shelving. Oil boiler



OUTSIDE

Rear garden

South west facing rear garden which is walled and predominantly laid in lawn with a selection of mature apple trees. Paved patio area which is a complete sun trap and ideal for al fresco dining. Large side passageway with block-built garden shed.

Front garden

Walled front garden which is accessed through electronic vehicular gates and provides off street parking for several cars. Also features some mature shrubs and hedging.

BER DETAILS

BER Rating: E1
BER Number: 113067391
Energy Performance Indicator: 337.23 kWh/m2/yr

DIRECTIONS

Travelling from UCD on the N11, travel past traffic light junction at Greenfield Park, No. 123 is the first house on the left hand side.

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: citycentre@huntersestateagent.ie



Floor Plan not to scale. For identification purposes only.



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