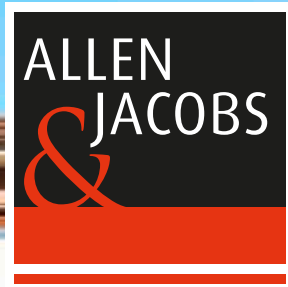




If you are considering selling please call us today:

For a Free Valuation:

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For Sale by Private Treaty



28 Silver Pines, Stillorgan, Co. Dublin

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For Sale by Private Treaty

28 Silver Pines, Stillorgan, Co. Dublin



Allen & Jacobs Estates is delighted to present this rare opportunity to acquire a lovely semi-detached residence tucked away in a quiet development just off Brewery Road. Presented in excellent condition with light filled accommodation spanning c.132sqm/1,421sqft (incl. c.21sqm/26sqft of attic space). The property has well-proportioned accommodation and benefits from extensive use of sold timber floors, converted attic, covered side entrance for storage, off street parking and secluded c.12m westerly orientated garden.

Situated in a leafy cul de sac, the location is ideal and only a stone's throw to the Sandyford LUAS station. There are a host of amenities in close proximity including Sandyford Industrial Estate, Beacon South Quarter, Stillorgan Shopping Centre and Carrickmines retail park. A selection of South Co Dublin's finest schools and colleges are also nearby together with good public transport, to include the QBC & LUAS. Both the N11 & M50 are only minutes away allowing easy access to the city centre, airport and all national routes.

Accommodation briefly comprises entrance hall, living room, kitchen/dining room and guest toilet. Upstairs are 4 bedrooms (master en suite), main bathroom and a converted attic room. A fine family home in a quiet residential enclave-viewing highly recommended.

At A Glance

- Semi-detached residence c.132sqm/1,421sqft
- Secluded westerly orientated garden
- Minutes' walk to LUAS station
- Excellent attic conversion
- Excellent potential to further extend to rear (subject to PP)
- Double glazed windows
- Extensive use of sold walnut timber floors
- GFCH
- Off street parking
- Covered side entrance providing good storage
- Alarm
- Quiet cul de sac
- Surrounded by All Amenities
- Close to N11 & QBC
- Phone, Internet & TV connection available

Negotiator
Gary Jacobs MSCSI MRICS



Viewing

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

Notes:

Accommodation

Entrance Hall Ceiling cornicing, attractive solid walnut timber floor; phone point, under stairs storage, recessed lighting

Guest Toilet Wc, whb, tiled floor; cloak storage, alarm panel

Living room 5.51 x3.61 Marble open fireplace, tv point, attractive solid walnut timber floor; ceiling cornicing, recessed lights, double doors to:

Kitchen/Dining Fully fitted eye & floor press units, breakfast bar; electric oven, gas hob, extractor fan, 1.5 sink unit, integrated dishwasher; integrated fridge, integrated microwave, part tiled floor; part solid walnut floor; ceiling cornicing, recessed lighting, double doors to garden

Upstairs

Landing Shelved hot press with dual immersion, recessed lighting

Bedroom 1 (rear) 2.57 x 2.16 Timber floor

Bedroom 2 (rear) 3.68 x 2.94 Stained timber floor; fitted double wardrobe

Bedroom 3 (master/front) 5.58 x 3.27 Built in double wardrobe, recessed lighting

En suite tiled shower cubicle, pedestal whb, wc, fully tiled walls & floor; extractor fan



Bedroom 4 (front) 2.8 x 2.26 Fitted wardrobes

Bathroom Corner bath with shower attachment, pedestal whb, wc, fully tiled floor; part tiled walls

Attic

Landing Built in press plumbed for washing machine & dryer

Attic room 5.33 x 3.91

2 x large velux roof lights, fitted sliding wardrobe & shelving, eaves storage



Outside

To the front is a walled garden with lawn and planted border providing a variety of shrubs and trees. There is also off street parking and access to a covered side entrance which provides storage. To the rear is a secluded westerly orientated garden c.12m with large patio area and artificial lawn. Well planted borders surround both sections and there is access to the covered side entrance.