



110 Upper Kilmacud Road,
Stillorgan, Co. Dublin, A94 H6C5

136 sq. m / 786 sq. ft.



DOUGLAS NEWMAN GOOD

DNG

110 Upper Kilmacud Road, Stillorgan, County Dublin, A94 H6C5

DNG is delighted to bring 110 Upper Kilmacud Road to the market. Well cared for, this extended four bedroom semi-detached home has spacious rooms throughout. Accommodation, c. 136 sqm is well appointed and comprises an entrance hall which offers an open plan livingroom and diningroom to the left along with a kitchen and sittingroom to the right. A cloakroom is also here for guests convenience. To the rear is a sunroom and separate conservatory off the kitchen and overlooking the mature south-west facing rear garden. On the first floor are four good sizes bedrooms and a family bathroom. There is an adjoining garage too.

Superbly situated within minutes' walk of Stillorgan village and all the amenities it has to offer including shopping centre, cinema, restaurants and leisure activities. It is located only minutes from St Laurence's Boys National School, St. Raphaela's Girls National & Secondary Schools, Mount Anville Girls National School, Scoil San Treasa, Oatlands Boys Montessori, National & Secondary Schools and St Benildus College. This home is ideal for a family. In addition, public transport is close by with numerous Dublin Bus routes – including the 46a and the 145 - serving the area. The LUAS is approximately 5 minutes walk. The Aircoach closeby too.

Accommodation

Porch - Leading to hall.

Hall - 6.32m X 2.6m

Accommodation off and stairs to first floor level. Guest cloakroom. Understairs storage. Phonewatch alarm panel.

Guest Cloakroom With wc & whb.

Livingroom / Diningroom 6.17m X 4m (Furthest Points)

Front facing open plan reception rooms, with open fireplace and TV point. Coving to ceiling.

Sittingroom - 3.38m X 3.35m

Fitted cabinets & fireplace. Phone point.

Kitchen - 3.25m X 2.72m

Floor and eye level white fitted units. Tiled floor. Opening leading to conservatory.

Conservatory 3.9m X 3.9m

Overlooking the garden and with door leading to same. Tiled floor. Door to side.

Sunroom 3m X 2m

Door leading from diningroom.

Landing - 4.3m X 1.8m

Accommodation off.

Bedroom 1 - 4.15m X 3m

Front facing double bedroom with fitted wardrobes.

Bedroom 2 - 4.15m X 3.16m

Front facing double bedroom.

Bedroom 3 - 3.35m X 3m

Rear facing bedroom with TV point.

Bedroom 4 - 3.3m X 3m

Front facing bedroom with shower.

Bathroom 2.5m X 2m

Bath, shower over, wc & whb.

Garage - 5.9m X 2.76

Up and over door and door to garden at rear.

Outside - Pillared entrance to front with driveway providing ample off street parking. Rear garden (approx 12.5m X 9m) faces the perfect south-west capturing all of the days sun, is under lawns, with patio areas and planted borders. Barna shed.

Features

- South west facing rear garden
- Moments walk from Luas
- Gas fired central heating
- Close to great schools
- Bus routes & M50 nearby

- uPVC Double Glazed

BER: D1 BER Number: 169809095

EPI: 253.32kWh/m²/yr



View By Appointment
Asking Price: €595,000

DNG Stillorgan

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