



If you are considering selling please call us today:

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For Sale by Private Treaty



58 Marsham Court, Stillorgan, Co. Dublin.

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For Sale by Private Treaty

58 Marsham Court, Stillorgan, Co. Dublin.



Allen & Jacobs is delighted to bring to the market this semi-detached residence providing well laid out light filled accommodation c.82sqm/893sqft. The property benefits from a modern fitted kitchen, GFCH (new boiler), alarm, uPVC double glazed windows, off street parking to the front and has a secluded garden to the rear.

Extremely popular and convenient location, the thriving village of Stillorgan is within minutes' walk while the Dundrum town centre is also within easy reach with its selection of bars, restaurants and shops. An array of schools and colleges are close by and the property is serviced by a good selection of public transport with the Stillorgan LUAS station and a number of bus routes are minutes' walk away offering easy access to and from the city centre and surrounding suburbs.

Accommodation briefly comprises Entrance Hall, Living room and Kitchen/Dining room. Upstairs are 3 bedrooms (2 doubles/1 single) and a Bathroom.

At A Glance

- Well Laid out Accommodation c.82sqm/893sqft
- Secluded Rear Garden
- GFCH (new boiler)
- Side Entrance
- uPVC Double Glazed Windows
- Monitored Alarm
- Off Street Parking
- Positioned in a Quiet Residential Enclave
- Close By To All Amenities of Stillorgan Village
- Minutes' Walk to Stillorgan LUAS Station
- Easy Reach of All Transport Routes Via M50
- Wide Selection of Schools and Colleges Surrounding
- Adjacent to Green Areas
- BER: D2



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator

Gary Jacobs MSCSI

Notes:

Accommodation

Entrance Hall Alarm panel, under stairs storage

Living Room 4.25 x 3.45 Tiled open fire place, timber laminate floors:

Kitchen/Breakfast 5.25 x 3.36 Fitted press units, stainless steel sink unit, fitted island unit, door to garden

Upstairs

Landing Access to attic, shelved hot press with dual immersion

Bathroom Fitted bath, whb, wc

Bedroom 1 (rear) 4 x 3.45 Fitted wardrobes

Bedroom 2 (front) 3.87 x 2.76 Fitted wardrobes

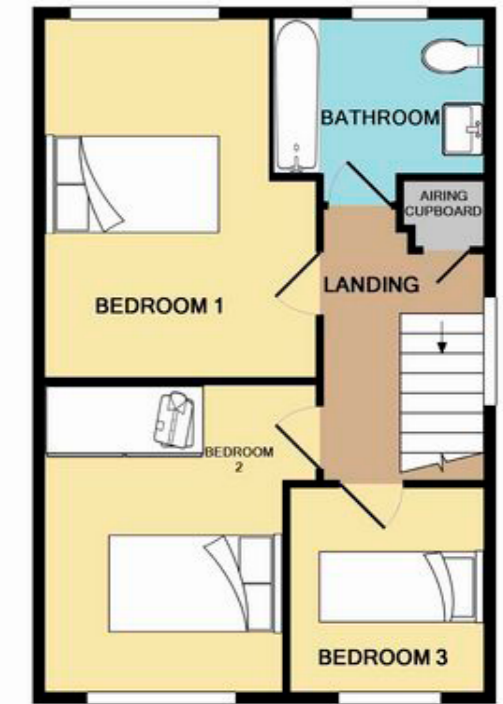
Bedroom 3 (front) 2.45 x 2.26

Outside

To the front is a well planted garden with off street parking. To the rear is a secluded garden with a variety of plants and shrubs surrounded by cobble lock paving and timber deck. There is also a Barna shed and a side entrance.



GROUND FLOOR



1ST FLOOR

For Identification Purposes Only/Not To Scale

