



6 Farmleigh Park, Stillorgan, Co Dublin

 **HUNTERS**
ESTATE AGENT

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BER D2



For Sale by Private Treaty

Hunters Estate Agent is delighted to bring 6 Farmleigh Park to the market which benefits from a most appealing aspect to the front overlooking the green.

This very fine 5 bedroom detached family home extends to c. 156 sq.m / 1,678 sq.ft. and enjoys bright, well-proportioned accommodation throughout laid out over two levels.

The accommodation briefly comprises a welcoming hallway off which one will find a large living room, dining room, family room, kitchen / breakfast room and guest w.c. Upstairs there are 5 generous bedrooms, including a master ensuite and a family bathroom.

Outside to the front there is a gravelled garden, bordered by mature hedging and shrubs. There is parking for 2 cars. A side entrance leads to the rear garden which enjoys a lawn bordered by raised flower beds planted with a variety of shrubs and plants, alongside a gravelled patio area.

Farmleigh is a mature, highly sought-after development ideal for families. It benefits from being close to a number of highly regarded junior and senior schools including Holly Park girls and boys national schools, St Brigid's Church of Ireland national school, Loreto College Foxrock, Oatlands College, St Andrews College, Blackrock College, Colaiste Eoin, Colaiste Iosagain, Mount Anville and Sion Hill to name but a few. UCD and Trinity College are also within a short commute.

Farmleigh is located close to the villages of Stillorgan, Blackrock, and Foxrock, all of which offer a variety of retail, dining and entertainment options. Dundrum Town Centre is only a 10-minute drive away. There are numerous sporting and leisure activities close by including local tennis, rugby, GAA, football and golf clubs with marine activities available at nearby Dun Laoghaire.

The area enjoys excellent transport links. The M50 (exit 14) is easily accessed with the N11 (QBC) offering several bus routes including the 145 and 46A within a minute's stroll away. The LUAS stops at Sandyford and Stillorgan are also within walking distance.

Viewing is highly recommended.

SPECIAL FEATURES

- » Extremely well presented 5 bed family home
- » Bright and spacious accommodation throughout
- » Most appealing aspect overlooking the green to the front
- » Extending to 156 sq.m. / 1,678 sq.ft.
- » Double glazing
- » Oil fired heating
- » Excellent transport links, including LUAS, N11 (QBC) and M50
- » Close to Stillorgan, Blackrock and Foxrock villages





ACCOMMODATION

ENTRANCE HALL

7.09m x 1.83m (23'2" x 6')

Ceiling coving, centre rose, dado rail, telephone point and under stairs storage.

LIVING ROOM

5.8m x 3.43m (19' x 11'2")

Marble fireplace with brass surround and open fire, ceiling coving, centre rose, t.v. point and bay window.

DINING ROOM

4.1m x 3.33m (13'4" x 10'9")

Ceiling coving, centre rose, door to rear garden.

FAMILY ROOM

3.21m x 2.2m (10'5" x 7'2")

Window overlooking front and t.v. point.

GUEST W.C.

2.17m x 1m (7'1" x 3'2")

Pedestal wash hand basin and w.c.

KITCHEN

4.26m x 2.85m (13'9" x 9'3")

Range of built-in units, work top, 1 and ½ stainless steel sink unit, tiled splash back, four ring electric hob, extractor fan over and double oven.

BREAKFAST AREA

2.85m x 2.17m (13'9" x 7'1")

Door to side.

STAIRCASE TO FIRST FLOOR

LANDING

4.64m x 2m (15'2" x 13'9")

Hotpress with ample shelving and immersion.

MASTER/BEDROOM 1

3.64m x 4.42m (11'9" x 14'5")

Range of built-in wardrobes with dressing table with fitted mirror and light over. Telephone point, Door to:

ENSUITE SHOWER ROOM

2.58m x 1.04m (8'4" x 3'4")

Step-in tiled shower unit, w.c., pedestal wash hand basin.

BEDROOM 2

3.66m x 3.26m (12' x 10'7")

Range of built-in wardrobes, dressing table with mirror and light over.

BEDROOM 3

3.27m x 4.31m (10'7" x 14'1")

Built-in wardrobes, vanity unit with wash hand basin, mirror and light over.

BEDROOM 4

3.8m x 2.2m (12'4" x 7'2")

Range of built-in wardrobes, dressing table with mirror and light over.

BEDROOM 5

3.03m x 2.28m (9'9" x 7'5")

Fitted shelving.

BATHROOM

2.02m x 1.95m (6'6" x 6'3")

Bath with shower attachment over, w.c., pedestal wash hand basin, partly tiled walls and wall lighting.

EXTERNAL UTILITY

3.67m x 1.84m (12' x 6')

Stainless steel sink unit with storage under. Plumbed for washing machine, tumble dryer and fitted shelving. Boiler house with oil fired boiler.



BER DETAILS

BER Rating: D2

BER Number: 109887554

Energy Performance Indicator: 289.78 kWh/m²/yr

OUTSIDE

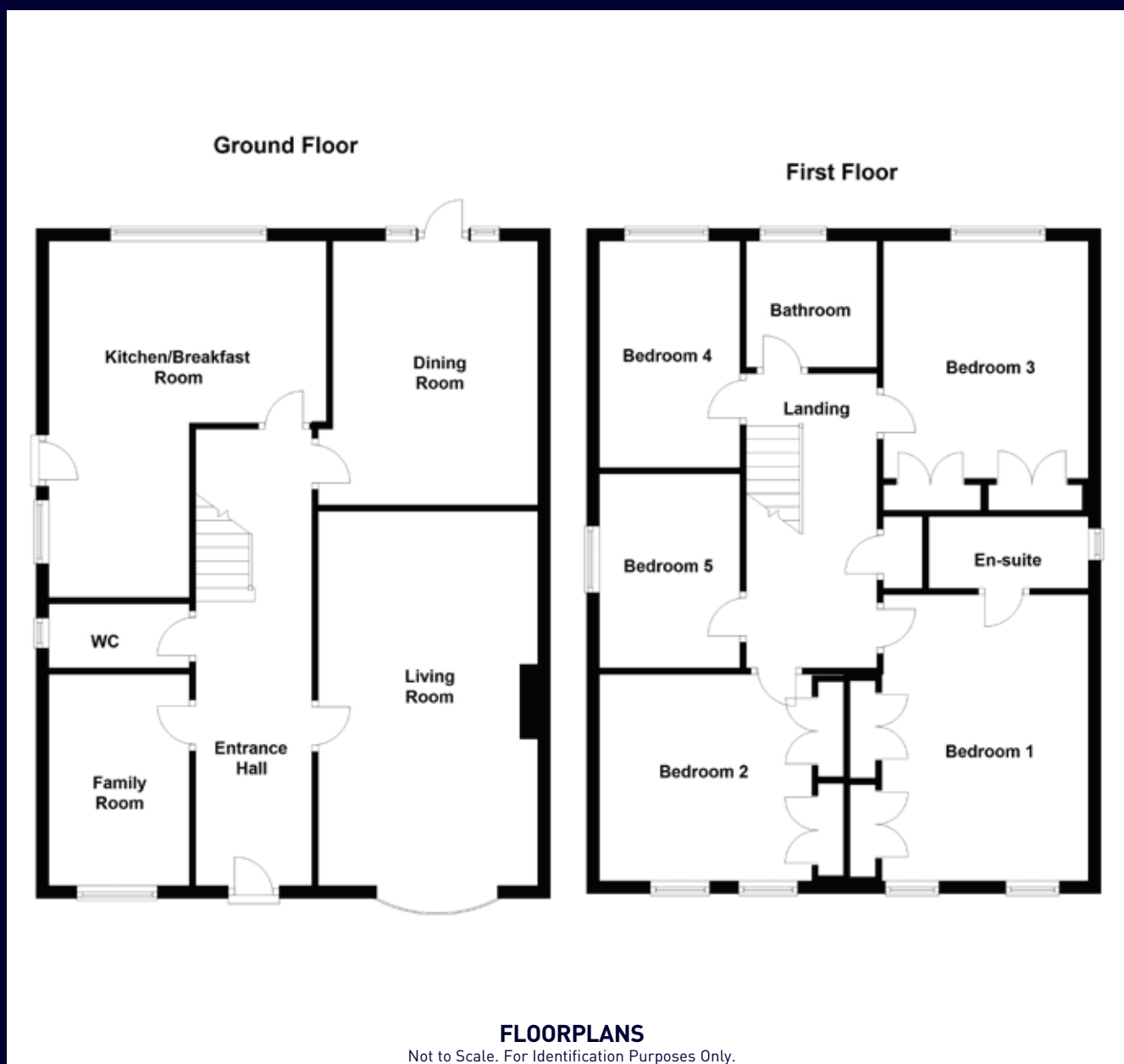
To the front there is off street parking for 2 cars alongside a gravelled garden bordered by mature hedging and shrubs. The rear garden extends to approximately 10.57m long x 9m wide (34'6" x 29'5") enjoying a lawn bordered by raised well stocked flower beds and a gravelled patio area. There is a side entrance leading to the front.

DIRECTIONS

Travelling southbound on the N11, at the junction with Brewery Road, take a left-hand turn into Farmleigh. Take the first left and No. 6 is the third house on the right hand side overlooking the green.

VIEWING

Strictly by prior appointment through Hunters Estate Agent Foxrock on 01 289 7840. Email: foxrock@huntersestateagent.ie



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