



## 40 Lower Kilmacud Road, Stillorgan, County Dublin

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159m<sup>2</sup> / 1711 ft<sup>2</sup>



DOUGLAS NEWMAN GOOD  
**DNG**

# 40 Lower Kilmacud Road, Stillorgan, County Dublin

DNG presents this large family home to the market. This is a property with some serious potential. Containing 5 generous bedrooms and a spacious attic conversion, prospective purchasers of this property will not need for space. In addition to this there is a garage ripe for conversion along with a workshop extension to the rear which could also be incorporated into the house (all subject to planning permission). This would be perfect for someone working from home or a studio for example. Accommodation extends to approximately 159 sqm / 1,711 sq.ft. including the garage, workshop and attic conversion.

Whilst the interior of the property would benefit from upgrading and modernisation, the heating has been upgraded with a new boiler recently ensuring warmth in winter months.

The south facing garden benefits from sunshine during all daylight hours and has an array of mature hedging, planting and shrubbery. A paved patio area is perfect for summer barbeques and al fresco dining. To the front there is off street parking for several cars.

The location could not be more convenient. Situated only minutes walk from Stillorgan Village and a host of amenities. Dundrum town Centre is also only approximately 3km away. For those who require access to public transport the Luas is a short walk as is the QBC & Aircoach and M50.

Top schools are also walking distance including St Laurence's Boys Nation 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.

## Accommodation

Hallway 4.40 x 2.06

Bright entrance hallway with access to:

Cloakroom 0.90 x 0.75

Under Stair Storage 1.15 x 0.76

Dining room 3.87 x 3.87

To front, adjoining:

Living room 4.05 x 3.50

To rear with sliding doors to the garden.

Kitchen 5.26 x 3.02

To rear and overlooking the garden.

Fitted wall and base units.

Garage 5.03 x 2.58

Accessed through kitchen or garage doors to front.

Back hallway 1.61 x 1.24

Access to:

Guest W.C. 2.28 x 1.11

W.C., whb.

Workshop 5.20 x 2.47

Block built with windows to garden.

Adjoining house via back hallway.

Upstairs:

Bedroom 4.98 x 2.80

Large double bedroom to front.

Bedroom 2.76 x 2.92

Single bedroom to rear.

Bathroom 2.50 x 1.60

Shower cubicle, W.C., whb, tiled floor, part tiled walls.

Bedroom 4.08 x 3.31

Double bedroom to rear.

Bedroom 3.83 x 3.13

Double bedroom to front.

Bedroom 2.72 x 2.40

Single bedroom to front

Staircase to:

Attic room 4.35 x 3.47

Useful attic space with dormer window. Under eaves storage.

## Features

- Extending to C. 159 sqm / 1,711 sq.ft (incl. garage, workshop & attic)
- Huge potential
- Attic conversion with staircase

- Large south facing garden
- New gas boiler
- Unbeatable location
- Deer Park 5 mins walk
- Stillorgan Village 5 mins walk
- Excellent schools in close proximity

BER: E2 BER No. 112421516

EPI: 377.24 kWh/m<sup>2</sup>/yr



View By Appointment

Asking Price: €645,000

**DNG Stillorgan**

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**Negotiator:** William Bradshaw

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For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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