



## PLANS



41 Donnybrook Road  
Donnybrook  
Dublin 4  
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These particulars do not constitute an offer or contract and whilst every effort has been made in preparing these particulars the details must not be relied upon as fact. Dimensions are for guideline purposes only. Viewing strictly by appointment.

FOR SALE BY PRIVATE TREATY

72 STILLORGAN GROVE  
STILLORGAN  
CO. DUBLIN

eoin  
oneill  
PROPERTY ADVISERS

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SALES

LETTINGS

VALUATIONS



## SPECIAL FEATURES

- Spacious detached dormer bungalow on generous corner site of c. 0.17 acre
- 3 reception rooms, 4 bedrooms, 2 bathrooms, garage.
- Potential to extend (subject to planning permission)
- Floor area extending to c.158 sq m / 1,700 sq ft
- Attractive private gardens with southerly aspect
- Hardwood double glazed windows and doors
- Gas fired central heating.(Condenser boiler)
- TV & Internet connections
- Walking distance to Stillorgan Shopping Centre



## DESCRIPTION

Terrific family home in a premier suburban location.

72 Stillorgan Grove is a most delightful detached family residence offering well laid out accommodation in an attractive setting on a fine corner site with extensive road frontage. The property which was originally built by PV Doyle has been well maintained and extended in recent years with the addition of an attractive sun lounge. The house features well laid out accommodation on 2 levels and offers further scope for further expansion if so desired. There is off street parking to the front of the house and another space in front of the garage which can be used for vehicular use if required. The mature gardens surround the property on three sides and have a private southerly aspect. There is a lovely sun drenched patio facing south west which is real haven and retreat throughout the summer months and beyond.

Terrific location within walking distance to local schools including Blackrock College and Oaklands School and also within close proximity to the N11 and regular bus routes to UCD and the city centre.

## ACCOMMODATION

**Reception Hall** 3.71m x 2.67m ceiling coving, radiator cover, storage under stairs.

**Cloakroom** with shelving and hanging space.

**Kitchen** 3.91m x 3.33m range of wall and base units, corner cabinet and breakfast counter, electric cooker, dishwasher, fridge freezer. Tiled walls and door to garden. Door to:

**Dining Room** 3.33m x 3.16m with ceiling coving. Walk thru' to:

**Living Room** 5.06m x 4.02m mahogany fireplace with marble inlay, brass inset and marble hearth, coal effect gas fire, wall lights, picture window overlooking garden. Arch thru' to:

**Sun Lounge** 4.24m x 3.51m - a most relaxing room looking out to the attractive gardens - high pitched roof with timber panelling. Double doors to patio.

**Shower Room** 3.33m x 1.78m with pedestal whb, wc and double shower cubicle. Fully tiled walls and floor, heated towel rail. Spacious shelved hotpress.

**Bedroom (1)** 3.92m x 3.62m with dual aspect and fitted wardrobe.

**Bedroom (2) / Study** 3.33m x 2.75m

### UPSTAIRS

**Landing** 4.93m x 2.62m Velux roof window and storage closet.

**Family Bathroom** 2.65m x 1.75m with pedestal whb, wc and bath with overhead shower. Heated towel rail, Velux roof window, tiled walls and panelled ceiling.

**Bedroom (3)** 3.94m x 3.62m fitted wardrobes and access to under eaves storage space.

**Master Bedroom (4)** 5.37m x 4.58m with extensive range of built in wardrobes.

### Outside:

Drive in for 2/3 cars. Delightful lawned gardens on each side of the house bordered by mature hedging and trees interspersed with specimen plants and shrubs including a hidden grotto. Totally private flagstone patio area with low dwarf granite walls facing south west. Outside tap and security lighting.

**Garage** 5.10mx 2.78m with excellent storage space. Garden/tool shed

