



## 12 Stonecroft, Shanganagh Road, Killiney, County Dublin A96 X067

96 sq m



DOUGLAS NEWMAN GOOD

# DNG

# 12 Stonecroft, Shanganagh Road, Killiney, County Dublin, A96 X067

New to the market No. 12 Stonecroft is a stunning three bedroom c.96sqM duplex home. The property is further enhanced by south facing balcony. No 12 Stonecroft is decorated with taste and flair throughout and is in show house condition. This property boasts an array of special features to include gas fired central heating, polished timber flooring, porcelain tiles, two bathrooms, stunning maple shaker style kitchen, master en-suite and double glazed windows throughout. The property would suit any potential buyer with your trading up/down, investing or a first time buyer.

Superbly located just off Shanganagh Road in this private and exclusive gated development of only 16 homes. The property is within close proximity to Killiney and Shankill which all boast an array of amenities i.e. schools, shops, cafes, restaurants and pubs Transport is also well catered for with the DART and ample Bus routes within walking distance.

The bright and spacious accommodation briefly comprises of entrance hallway with under stair storage, kitchen/breakfast room, Large open plan living/dining room and upstairs three bedrooms, master to the front with ensuite and main bathroom. Bedroom two and three are currently being used as one bedroom this can be altered to retain the original layout of 3 separate bedrooms quiet easily.

## Accommodation

Entrance hallway 4.21 x 1.20 Bright and spacious entrance with attractive tiled flooring, feature lighting, security alarm and accommodation off.

Kitchen/breakfast room 3.55 x 3.53 Attractive maple shaker style kitchen with ample wall and floor units, built in washing machine and dishwasher. Built in oven and gas hob over. Extractor fan over. Lovely tiled flooring.

Living/dining room 5.90 x 4.72 Attractive open plan living/dining room with attractive timber flooring and feature lighting. Bespoke built in cabinetry and purpose built enclaves.

## Upstairs

Landing 2.09 x 2.46 Large landing with door to large hotpress and attic access over.

Bed 1 3.17 x 2.58 Lovely bright master bedroom to the front with built in wardrobes and ample storage.

Ensuite 2.61 x 1.01 Shower, WC and WHB.

Bed 2 3.17 X 2.58 Double bedroom to the rear with timber flooring. Open plan to bedroom 3.

Opening to

Bed 3 3.74 x 2.05 Single bedroom to the rear.

Bathroom 2.52 X 2.24 Bath with shower over. WC and WHB.

## Features

- Stunning duplex comes to the market in show home condition c96sqM
- Management fee €1050
- Private parking
- living/dining room with bespoke built in cabinetry and purpose built enclaves
- Gas Fired Central Heating
- Ample storage
- Excellent location
- Close to all amenities
- Superb transport facilities i.e. DART and Bus
- Within minutes drive of M50
- Sunny South facing balcony
- Killiney Beech 10 min walking distance

BER: B2 BER No. 112634381

EPI: 120.14 kWh/m<sup>2</sup>/yr



View By Appointment

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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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