



If you are considering selling please call us today:

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For Sale by Private Treaty



87 Weirview Drive, Stillorgan, Co. Dublin

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## For Sale by Private Treaty

# 87 Weirview Drive, Stillorgan, Co. Dublin

### Description

Allen & Jacobs Estates are delighted to present this very well presented three bedroom semi-detached family home with garage. The bright and spacious accommodation (c. 106 sq/m) briefly comprises reception hall, living room, dining room, kitchen, garage, three bedrooms and bathroom. A very large (approx. 30m) and sunny south west facing rear garden with fabulous shomera and off street parking to the front completes the picture.

### Location

Perfectly positioned in this quiet enclave, location really couldn't be better. Sitting adjacent to a park, the vibrant village of Stillorgan is a stone's throw away while the new Dundrum town centre is also just minutes away with its selection of bars, restaurants and shops. A selection of South County Dublin's finest schools and colleges are within easy reach including Blackrock College, Mount Anville, Sion Hill, St Andrew's College, The Smurfit Business School and UCD. Likewise the property is serviced by a selection of public transport with both the LUAS and QBC within walking distance offering easy access to and from the city centre and surrounding suburbs.

Viewing strongly recommended

### Features

- Light filled accommodation
- Very large & secluded south west facing rear garden (approx. 30m.)
- Ample off street parking
- Garage ideal for conversion
- GFCH
- PVC double glazed windows throughout
- Presented in very good condition
- Fabulous Shomera suiting a number of uses in rear garden
- Close by to all amenities including LUAS station
- Easy reach of the city & all transport routes via the M50



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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### Notes:



### Accommodation

Reception Hall: 4.45m x 1.81m: Undestairs storage.

Living Room: 4.09m x 3.89m: Feature open fireplace with marble surround. Patio doors to rear garden. Double doors to...

Dining Room: 4.09m x 3.78m:

Kitchen: 3.37m x 2.73m: Range of fitted floor units. Door to garage.

Landing: 2.17m x 2.01m: With access to attic.

Bedroom 1: 3.94m x 3.74m: With built in wardrobes.

Bedroom 2: 3.78m x 3.7m: With built in wardrobes.

Bedroom 3: 2.8m x 2.61m: With built in wardrobes.

Bathroom: 2.65m x 2.00m: Tiled wall and floor: With wc, whb, and bath with electric shower. Hotpress with duel immersion.

Garage: 5.05m x 2.45m: Ideal for conversion.

### Outside

Fabulous c. 30m rear garden with a very sunny and private south west facing aspect mainly in lawn and boasting a wonderful Shomera suiting a variety of uses. Off street parking to the front.



### Negotiator

Andrew Allen MIPAV MCEI