



FOR SALE

Detached property in quiet residential location close to many amenities.

29 MARSHAM
COURT, KILMACUD,
STILLORGAN,
CO. DUBLIN

Description

This detached residence is situated within walking distance of Stillorgan Village where there is an abundance of shops, restaurants, pubs and other services. There is a variety of nearby schools including Oatlands College, Mount Anville, St Benildas and St Raphaelas. The Luas Stations at Stillorgan and Sandyford are nearby and there is frequent and regular bus routes to the city centre.

The house which has a gross internal area of 90 sq.m (970 sq.ft) has the benefit of off street parking to the front and side access is mature rear garden with lean-to greenhouse. The accommodation includes an Entrance Hall with Cloakroom and toilet, Sitting Room, Kitchen/Dining Area, 3 Bedrooms and Bathroom.

Accommodation

Ground Floor

Hall	1.723 x 4.23
Living Room	3.45 x 4.47
Kitchen / Dining Room	5.27 x 3.35
Under Stairs Toilet	

First Floor

Hallway	1.80 x 3.38
Master Bedroom	2.77 x 3.86 + 0.665 x 1.36
Bedroom 2	3.10 x 4.07
Bedroom 3	2.47 x 2.49
Bathroom	2.13 x 1.74

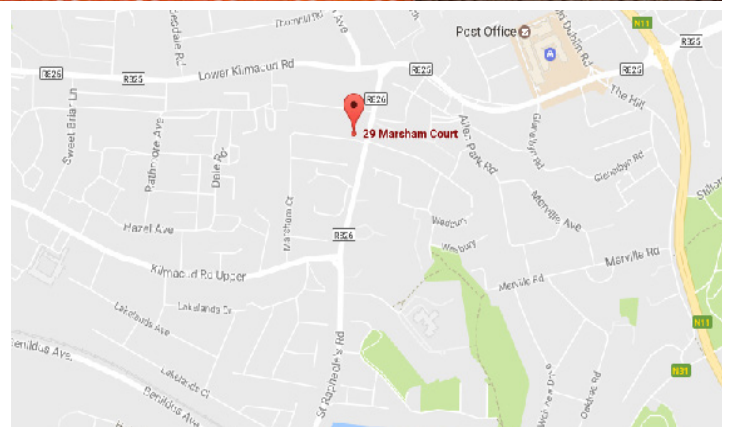
Rear Garden & Side Garden	
Conservatory / Green House	2.34 x 3.76

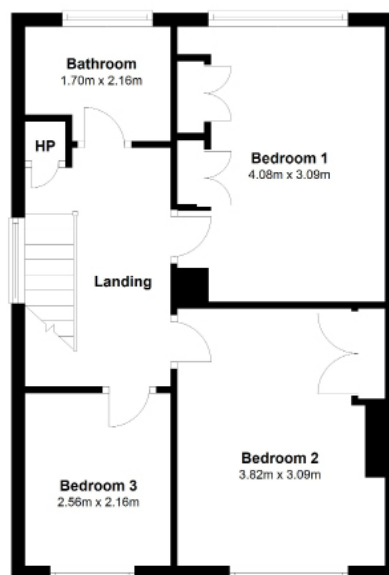


Location

The house is situated in a quiet cul-de-sac with close to Lower Kilmacud Road and has the benefit of short pedestrian access to Kilmacud Road Upper.

It is approximately 6km south east of the city centre and is within easy reach of the M50 Motorway and the sea front at Blackrock.





Details

PRICE REGION:

€495,000.00 **VIEWING:**

Strictly by Appointment

INTERNAL AREA:

c.90 sq m **NEGOTIATOR:**

James Stephenson,

MSc, MSCSI, MRICS

+353 87 1332921

BER:

G BER No. 109893875

Energy Performance Indicator:

554.05 kWh/m²/yr

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