



172 Stillorgan Road, Donnybrook, Dublin 4

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent are proud to introduce to the market, 172 Stillorgan Road, an instantly appealing four-bedroom semi-detached family residence, ideally located in this popular and highly convenient location.

Clad with beautiful Virginia Creeper, this very fine and deceptively spacious residence is nicely set back from the N11. Light filled, well-proportioned and tastefully decorated living accommodation comprises briefly of entrance hallway, study, drawing room, living room, kitchen / breakfast room, utility room, guest wc, 4 double bedrooms and family bathroom.

Stillorgan Road, Donnybrook, enjoys an enviable location, in the heart of Dublin 4. It benefits from one of Dublin's most popular and convenient locations with an excellent choice of amenities being within walking distance, including St. Vincent's Hospital, RTE Campus, UCD Belfield, Elm Park Golf & Sports Club and the Merrion Shopping Centre. Many of the city's principle schools are close by including St. Michael's and St. Teresian's.

Local transport links are plentiful with numerous bus routes along both the Stillorgan Road and Merrion Road, serving the city centre and suburbs. It also offers convenience to the N11 and Sydney Parade DART Station

with Dublin Airport a mere 25 minutes' drive via the Port Tunnel. Many of Dublin's commercial centres such as the IFSC and South Docks IT hub are easily accessed.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Superb four bedroom semi detached family residence
- » Bright spacious accommodation extending to approx. 218 sq. m /2,347 sq. ft
- » Ideally located within easy reach of city centre and across from UCD
- » Gas fired central heating
- » Close to numerous amenities
- » Off street parking for numerous cars
- » Large sunny rear garden
- » Eircom Phonewatch



# ACCOMMODATION

## ENTRANCE HALL

1.96m x 5.31m(6’5” x 17’5”)  
Polished wooden floors. Under stair storage.

## GUEST WC

1.35m x 2.82m(4’5” x 9’3”)  
With wc, wash hand basin

## STUDY

2.62m x 3.35m(8’7” x 11’0”)  
Polished wooden floors.

## DRAWING ROOM

3.94m x 4.93m(12’11” x 16’2”)  
Features ceiling cornicing and attractive fireplace with marble hearth & inset. Bay window feature 2.64m x 0.91m(8’8” x 3’0”). Interconnecting doors to:

## LIVING ROOM

3.91m x 5.11m(12’10” x 16’9”)  
With ceiling cornicing and polished wooden floors. Attractive fireplace with marble hearth & inset. Double doors to rear garden.

## EXTENDED KITCHEN / BREAKFAST ROOM

3.81m x 5.77m(12’6” x 18’11”)  
{TV Area: 3.51m x 3.86m(11’6” x 12’8”)}  
Extended in 2011, this wonderfully bright and spacious room boasts a range of fitted wall & base kitchen units and Island unit with Belfast sink. Also features Bosch oven, hob and extractor fan and integrated Bosch dishwasher. Granite worktops and tiled floor. Apex roof with 6 x velux windows. Double french doors to rear garden.

## UTILITY ROOM

3.53m x 1.78m(11’7” x 5’10”)  
Range of fitted wall & base units. Stainless steel sink. Bosch washing machine. Free standing whirlpool fridge / freezer.

## UPSTAIRS

Landing with attic access. Hot press.

## WC

0.79m x 1.75m(2’7” x 5’9”)  
With wc, wash hand basin

## BATHROOM

1.85m x 2.84m(6’1” x 9’4”)  
Wash hand basin, shower cubicle with Triton electric shower. Bath with telephone shower head, tiled floor and splash back.

## BEDROOM 1

3.28m x 4.37m(10’9” x 14’4”)  
Fitted wardrobes. Front aspect. Bay window feature 2.64m x 0.61m(8’8” x 2’0”)

## BEDROOM 2

2.64m x 0.61m(8’8” x 2’0”)  
Polished wooden floors, fitted wardrobes. Front aspect.

## BEDROOM 3

4.47m x 3.30m(14’8” x 10’10”)  
Polished wooden floors. Fitted wardrobe and vanity unit. Rear aspect.

## BEDROOM 4

4.75m x 2.90m(15’7” x 9’6”)  
Fitted wardrobe, polished wooden floor. Rear aspect.















OUTSIDE

REAR GARDEN  
16.99m x 12.98m(55'9" x 42'7")  
Large rear garden which is walled on all sides and predominantly laid in lawn with adjoining paved patio area. Large barna shed. Side entrance.

GARAGE  
3.76m x 2.82m(12'4" x 9'3")

FRONT GARDEN  
14.00m x 11.99m(45'11" x 39'4")  
Pebbled driveway with off street parking for numerous cars. Bordered by lawn & Laurel hedging. Cast iron vehicular gate.

BER DETAILS

BER Rating:  
BER Number:  
Energy Performance Indicator: kWh/m2/yr

DIRECTIONS

Travelling from city centre along N11, take slip road off towards UCD. Take first left and immediate left again. Number 172 is a short distance along the right hand side as indicated by Hunters sale sign.

VIEWINGS

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: citycentre@huntersestateagent.ie



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