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For Sale by Private Treaty

59 Woodley Park, Kilmacud, Dublin 14

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For Sale by Private Treaty

59 Woodley Park, Kilmacud, Dublin 14

Description

Allen & Jacobs is delighted to bring to the market this attractive semi-detached residence measuring c.93sqm/1,001sqft and overlooking a mature landscaped green to the front. Nestling in a quiet residential enclave, no. 59 has a delightful c.18 m south westerly orientated landscaped rear garden which offers plenty of scope to further extend (subject to PP). Presented in good condition throughout with light filled accommodation and benefiting from double glazed windows, garage to the side, gas central heating and pedestri.

Location

The location is ideal as all the amenities of Stillorgan, Dundrum and Sandyford centres are within easy reach. A selection of south Dublin's finest schools/colleges, shops, restaurants, parks are all surrounding as are public transport to include various bus routes (including QBC) and LUAS (minutes from Kilmacud station). Both the N11 & M50 are close at hand allowing easy access to the city centre and all national routes.

Accommodation briefly comprises; entrance hall, living/dining room, kitchen/breakfast room, Study/bedroom 3 and garage. Upstairs are 2 bedrooms and main bathroom.

Viewing highly recommended

At A Glance

- Semi-detached residence c.93sqm/1,001sqft
- Lovely south westerly orientated c.17m rear garden
- Potential to extend to rear (subject to necessary planning permission)
- Garage to the side
- Extensive eaves/attic space (suitable for conversion subject to PP)
- Pedestrian rear access
- Minutes' walk to LUAS station
- GFCH
- uPVC double glazed windows
- Off street parking
- Overlooking mature green area to front
- Quiet residential enclave
- Close by to Dundrum, Stillorgan & Sandyford

Floor Area

Approximately c.c.93sqm/1,001sqft

Negotiator

Gary Jacobs MSCSI MRICS



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
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Notes:



Accommodation

Entrance Hall:

Timber floor

Living/dining room: 6.27 x 3.57

Natural stone open fireplace with granite hearth and mantle, fitted coal effect gas fire, timber floor

Study/Bedroom 3: 3.19 x 3

Timber floor

Kitchen/breakfast room: 5.16 x 3.17 (max.)

Fitted eye and floor level press units, stainless steel sink unit with drainer, tiled splashback, tiled floor, under stairs storage, door to garden

Garage: 4.57 x 2.33

Door to garden, up and over door to front drive

Upstairs

Landing:

Bedroom 1 (front): 3.92 x 3.58

Built in wardrobes

Bedroom 2 (rear): 4.21 x 2.43

Access to eaves storage

Bathroom:

Fitted bath, pedestal whb, wc, fully tiled walls and floor, shelved hot press with dual immersion

Outside

To the front is a walled garden with a variety of shrubs, trees and off street parking. To the rear is a lovely south westerly orientated c.17m garden with large lawn and a variety of plants, shrubs, hedges and mature trees



1st Floor

Ground Floor

