

we'll take you home

vincent
FINNEGAN

For Sale by Private Treaty
€595,000

117 Stillorgan Heath, Stillorgan, Co. Dublin

117 Stillorgan Heath is a 4 bedroom semi-detached family home in good condition throughout. This bright house measures 125m²/1,343ft². The property benefits from well-proportioned living accommodation coupled with modern convenience (with potential to extend). All kitchen appliances are included. Attractive triple glazed windows to the front of the property. Solid timber floors in the living and dining room. Extra parking to the front and south facing rear garden.

Internally the accommodation comprises of a welcoming entrance hall with a WC. Off the hall there is a fine living room, with a bay window and double doors through to the dining room. Straight ahead opens through to a bright kitchen space with utility room and dining area to the side. Comprehensive range of wall and counter units.

The house is approached via front gate, beyond which there is ample off-street parking (approximately 4 cars) and side area for wheelie bins. There is a side entrance leading to a completely secluded and generous suntrap south facing garden with mature plants, trees and shrubs.



BER D1

TELEPHONE: 01 298 4695

www.finnegan.ie

FEATURES

- GOOD CONDITION THROUGHOUT
- TRIPLE GLAZED WINDOWS TO FRONT, DOUBLE GLAZED AT REAR
- ALL KITCHEN APPLIANCES INCLUDED
 - POTENTIAL TO EXTEND
 - SOUTH FACING REAR GARDEN
 - ALL CURTAINS, CARPETS AND LIGHT FITTINGS INCLUDED
- TIMBER FLOORS DOWNSTAIRS IN LIVING AND DINING ROOM
 - MONITORED BURGLAR ALARM
 - GFCH

DETAILS OF ACCOMMODATION

GROUND FLOOR			
ENTRANCE HALL:	(5.03m x 1.88m) Tile floor, WC with whb.	BEDROOM THREE:	(3.33m x 2.28m) Curtains, and carpet floor.
LIVING ROOM:	(5.76mx 3.67m) Cast iron and ornate tile chimney piece with gas fire inset, bay window, coving and timber floor.	BEDROOM FOUR:	(2.39m x 2.62m) Curtains, built in wardrobe and carpet floor.
DINING ROOM:	(4m x 2.77 m) Timber floor, double doors to south facing rear garden.	MAIN BATHROOM:	(2.77m x 1.77m) Tile floor, bath with telephone shower attachment.
KITCHEN:	(6.8m x 2.61m) Fitted kitchen with comprehensive range of wall and counter units, 'Neff' oven, gas hob, extractor fan, dishwasher, fridge freezer and doors to rear garden.	REAR GARDEN:	South facing, cobblelock patio, path and BBQ area, storage shed, lawn garden with a mix of plants, trees and shrubs.
UTILITY ROOM:	Plumbed for washing machine.	FRONT GARDEN:	Extended cobblelock drive with off street parking for approx. 4 cars.
FIRST FLOOR			
LANDING:	Airing cupboard/hot press storage and 'Stira' ladder access to the attic.	BER:	D1
MASTER BEDROOM:	(4.53m x 3.15m) Bay window, fitted wardrobes, curtains and carpet floor.	ASKING PRICE:	€595,000
EN-SUITE BATHROOM:	Tile floor, shower, wc, whb and vanity unit.	NEGOTIATORS:	Vinnie Finnegan vinnie@finnegan.ie 087 231 3345
BEDROOM TWO:	(4m x 3.06m) Curtains and carpet floor.		Kevin Coen kevin.coen@finnegan.ie 087 968 1084







GROUND FLOOR



FIRST FLOOR



Plans not to scale, for identification purposes only



The location of No. 117 is second to none with a wide range of nearby services and amenities in the area. The house is conveniently located minutes' walk from the Stillorgan Luas station and the Stillorgan QBC. This exclusive development was built by Shannon Homes in 1994 and boasts over 3 acres of recreational space to the rear of the development where there is a wonderful playground, just minutes from the house. A number of South County Dublin's most prestigious primary and secondary schools are nearby, not to mention easy access to the wealth of amenities in Stillorgan, Dundrum, Sandyford and Foxrock villages with their generous selection of speciality shopping, restaurants and more. Dundrum Town Centre, Carrickmines Retail Park and Leopardstown Racecourse are also nearby. Public transportation is plentiful including the LUAS (Sandyford), DART (Blackrock), Aircoach and Dublin Bus routes. The N11 and M50 (Exit 14) road networks offer easy access into Dublin City (9km) and surrounding areas. The property has many benefits and of particular interest is the sunny south-facing garden, good condition throughout, potential to extend, sense of community and convenience to transportation.

Vincent
FINNEGAN

5 Lower Main Street,
Dundrum,
Dublin 14.

8 Anglesea Buildings,
Upper Georges Street,
Dun Laoghaire,
Co Dublin.

**If you are considering selling or renting your property
please contact our office for a free consultation**

You can view our current properties for sale on:

myhome.ie | daft.ie | finnegan.ie

Tel: 01 298 4695

Tel: 01 284 4312

Vincent Finnegan Ltd for themselves and for the Vendors or Lessors of the Property whose Agents they are give notice that: (i) The foregoing particulars are a general guidance for intending purchasers or lessors and do not constitute part of any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but are subject to correction on inspection. (iii) No employee of Vincent Finnegan Ltd. has the authority to make or provide representation or warranty whatsoever in relation to this property. PSRA Licence No. 001756