



10 Rathmore Avenue,  
Kilmacud, Stillorgan, County Dublin, A94 EOA2

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85 m<sup>2</sup> / 915 ft<sup>2</sup>

dng.ie

DOUGLAS NEWMAN GOOD

**DNG**

# 10 Rathmore Avenue, Kilmacud, Stillorgan, County Dublin, A94 EOA2

DNG are pleased to present this three bed semi-detached dormer bungalow to the market. 10 Rathmore Avenue has been well cared for over the years and is complemented by a large & mature rear garden and adjoining garage. The property in brief comprises entrance hall, livingroom, kitchen, three bedrooms and a showerroom with accommodation c. 85sqm plus garage c. 10sqm.

The location is excellent. Situated just off the Lower Kilmacud Road this property is within easy reach of a host of local amenities. Stillorgan Village and Dundrum Town Centre are situated close by, both of which anchor an array of shops, restaurants, bars, cafes, beauty salons and fashionable boutiques. A host of recreational facilities can be found in the surrounding area including Deer Park, Stillorgan Cinema, Mount Merrion Tennis Club and Ben Dunne gym in Sandyford. Transport is well catered for in the area The LUAS situated at Kilmacud and ample Dublin bus routes to the city centre are within walking distance. The N11 and M50 are also easily accessed from here. Some of the capitals finest schools can also be found within walking distance such as St Raphaelas Girls School, St Benildus Boys School, Mount Anville Primary School and Oatlands College.

This charming property will appeal to a variety of buyers including first time buyers and a family orientated market. The scope to extend is excellent due to the large garden and dormer design. Viewing comes highly recommended to see all that this fine home has to offer

## Accommodation

Porch - With sliding door and leading to the hall.

Hall - With accommodation off and stairs to first floor level. Understairs storage.

Livingroom - 4.8m X 3.15m  
Rear facing reception room overlooking the garden and with a door leading to same.

Kitchen 3.51m X 3m  
With floor and eye level fitted units. Door to the rear garden.

Showerroom - 1.95m X 1.8m  
Mira Elite GT, toilet & wash hand basin. Part tiled.

Bedroom 1 - 4.55m X 3.2m  
Front facing double bedroom.

Bedroom 2 - 3m X 2.6m  
Front facing bedroom.

Bedroom 3 - 3.65m X 3.1m  
Front facing bedroom with dormer window and landing area off with access to storage and additional under eaves attic storage.

Garage - 4.5m X 2.3m  
With double doors leading from the driveway and a door leading to the rear garden.

Outside Pillared entrance leading to a pebbled driveway with ample off street parking complemented by endless on street parking. The rear garden is very large in size, mostly under lawns and with mature plants and shrubs.

## Features

- Choice location so close to schools, Luas, bus, shops & more
- Large & mature gardens with scope to extend
- Gas fired central heating with Baxi boiler
- Adjoining garage suitable for conversion or more
- uPVC double glazed windows
- Phonewatch alarm system

BER: : F BER No. 111176798  
EPI: 432.57 kWh/m<sup>2</sup>/yr



View By Appointment  
Asking Price: €495,000

**DNG Stillorgan**  
18 Lwr Kilmacud Road, Stillorgan, Co. Dublin  
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**Negotiator:** Brian Dempsey  
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For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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