



1 Beaufield Park, Stillorgan. Co Dublin, A94 N594

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138 m<sup>2</sup> / 1485 ft<sup>2</sup>



DOUGLAS NEWMAN GOOD

**DNG**

# 1 Beaufield Park, Stillorgan. Co Dublin, A94 N594

1 Beaufield Park is a unique semi-detached four bedroom property which offers vast potential to its new owner. The current house requires modernisation and would make for a fine home however for those with more ambition there is also full planning permission for a fabulous 210 square meter residence (Planning reference D15A/0460). Its current layout consists of entrance hallway, open plan kitchen/ living room, a utility, four bedrooms, an office and two bathrooms.

Alternatively, due to its fantastic location and frontage to the Lower Kilmacud Road it would make for an excellent commercial conversion for use as offices, a doctors surgery or similar (subject to the necessary planning permissions).

The property has mature sunny south facing gardens to the front and side of the property and sits on a site of approximately 522 square meters. A large detached garage is present as is off street parking for two cars.

Superbly situated within mere meters walk of Stillorgan village and all the amenities it has to offer including shopping centre, cinema, restaurants, doctor surgeries, veterinary clinics and leisure activities. It is located only minutes from St Laurence's Boys National School, St. Raphaela's Girls National & Secondary Schools, Mount Anville Girls National School, Scoil San Treasa, Oatlands Boys Montessori, National & Secondary Schools and St Benildus College. In addition, public transport is close by with numerous Dublin Bus routes – including the 46a and the 145 - serving the area. The LUAS is approximately 15 minutes walk. The Aircoach stop is 5 minutes walk away.

## Accommodation

Entrance hallway 3.97 x 0.85 plus  
1.95 x 0.85

Guest room/ Office 1.72 x 3.96  
Feature sash window.

Living room 3.96 x 3.44  
Feature stone built fireplace. Feature  
sash window.

Kitchen diner 6.27 x 3.16  
Fitted kitchen with wall and base  
units.

Back hallway 5.41 x 1.53  
Access to:

Utility 3.15 x 1.70

Shower room 1.5 x 2.38

Upstairs

Bedroom 1 3.35 x 5.60  
Large double bedroom to rear

Bedroom 2 3.97x 3.50  
Double bedroom to front. Feature sash  
window.

Bed 3 3.96 x 2.66  
Double bedroom to front. Feature sash  
window.

Bedroom 4 3.17 x 2.58  
Double bedroom

Bathroom 2.6 x 2.16

## Features

- Current house comprises C. 138 sqm.
- Full planning permission for 4 bed 210 sqm home.
- Planning reference D15A/0460
- Commercial potential (subject to planning permission).
- Fantastic central location.
- South facing gardens.
- Off street parking.
- Large detached garage.

BER: E2  
BER No. 108910191  
EPI: 362.51 kWh/m<sup>2</sup>/yr



View By Appointment  
Asking Price: €595,000

**DNG Stillorgan**  
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**Negotiator:** William Bradshaw  
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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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