

FOR SALE BY PRIVATE TREATY

26 WOODFORD

BREWERY ROAD, STILLORGAN, CO. DUBLIN, A94 FC92

Asking Price

€750,000



BER C2

**Tom
O'Higgins**
ESTATE AGENT

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4 Bed – 3 Rec

140 sqm / 1,506 sqft

ASKING PRICE €750,000

Superbly located 4 bed semi-d, just off Brewery Road. Woodford is a quiet, mature (c.1981) Sorohan built development conveniently situated next to a host of amenities.

No.26 is situated towards the bottom of the tree lined cul de sac. There is a cobblelock parking apron to the front providing off street parking for two cars and a gated side passageway. The accommodation has been well maintained and modernised over the years and briefly comprises a reception hall, home office with w.c., kitchen, dining room and living room on the ground floor. Upstairs there are 4 bedrooms (3 doubles) and the bathroom.

To the rear there is a private, low maintenance garden with patio and a block built shed plumbed for utilities.

Sandyford Luas stop is a 10-minute walk away and the N11 QBC is also close by, ensuring easy access to the city centre. There are excellent shopping facilities with Stillorgan Village, Dundrum Town Centre, The Beacon South Quarter and Blackrock Village all within a few minutes' drive and a choice of sporting and leisure facilities including Golf clubs, Tennis Clubs and Fitness centres.

FEATURES

- 4 Bed Semi-D extending to 140sqm / 1,506sqft
- Quiet cul de sac location
- Private rear garden with utility
- Choice of local schools
- Gas fired central heating
- Security alarm
- Double glazed PVC windows
- Excellent transport links (Luas, Bus, N11, M50)



ACCOMMODATION

Reception Hall

With part oak flooring and part carpet. Security alarm panel. Understairs storage.

Living Room

A spacious living room with feature fireplace, bespoke fitted cabinet and shelving.

Kitchen

With tiled floor and a range of fitted wall and floor cabinets with ample countertop space and tiled splashback. Integrated appliances.

Dining Room

With oak flooring and recessed lighting. Double doors to living room and access to rear garden.

Home Office

A flexible room, currently in use as a home office but would also suit as a bedroom or playroom. W.c. and w.h.b.

Landing

With hot press and attic hatch.

Bedroom (1)

Double room to the front floor to ceiling fitted wardrobes. Roller blind and curtains.

Bedroom (2)

Double room to the front with fitted wardrobes and vanity station. Roller blind and curtains.

Bathroom

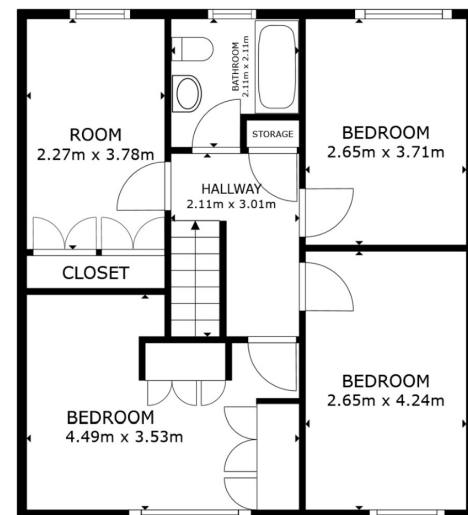
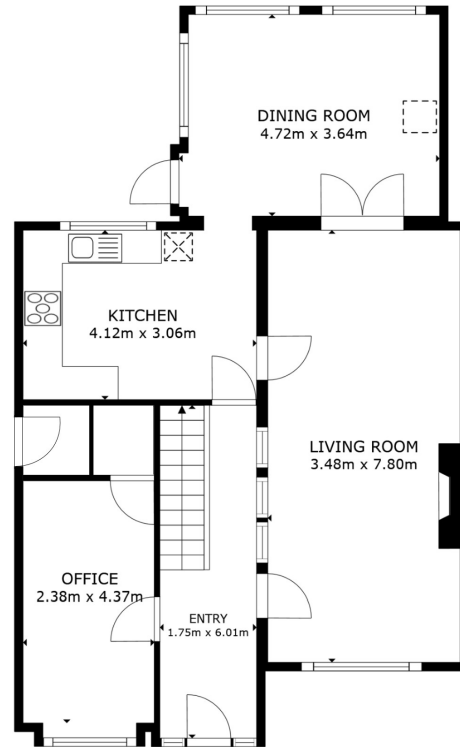
Tiled floor to ceiling. Shower, w.c., w.h.b. and wall mounted mirrored cabinets.

Bedroom (3)

Double room to the rear with fitted wardrobes. Roller blind and curtains.

Bedroom (4)

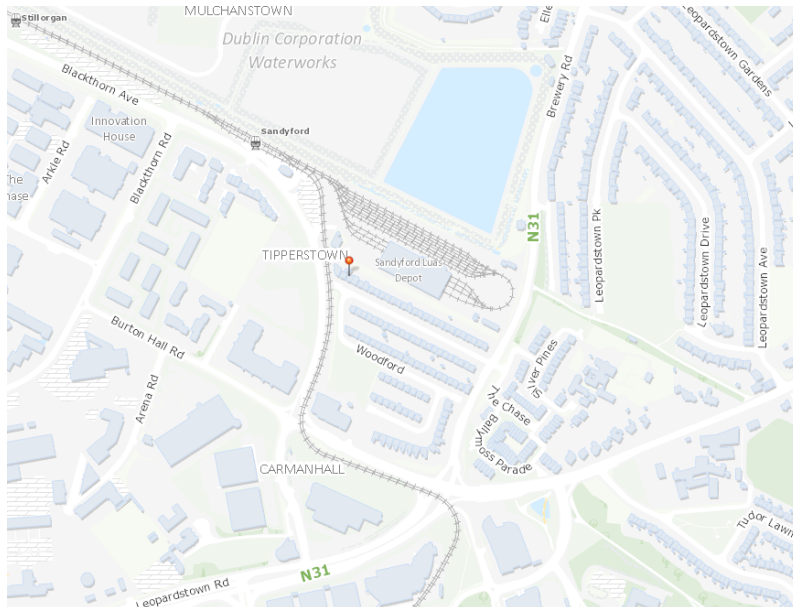
Single room to the rear with ample fitted wardrobes. Roller blind and curtains.



Not to scale. For identification only.

BER

C2 No: 102690757 193.36kWh/m²/yr



Tom O'Higgins

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