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For Sale by Private Treaty



153 Stillorgan Heath, Stillorgan, Co. Dublin.

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For Sale by Private Treaty

153 Stillorgan Heath, Stillorgan, Co. Dublin.



Allen & Jacobs are delighted to present this simply stunning semi-detached family home providing c.96sqm/1,033sqft of accommodation. Nestled away in a quiet cul de sac position and overlooking a large open green in this ever popular development, no. 153 is presented in excellent condition & is ready to move into. A very private and sunny west facing rear garden and extra-large front garden with ample off street parking completes the picture.

Positioned in one of Stillorgan's favourite residential enclaves, location really couldn't be better. The thriving village of Stillorgan is a stone's throw away while the new Dundrum town centre is also just minutes away with its selection of bars, restaurants and shops. An array of schools and colleges are within easy reach including Mount Anville, St Benildus College, St Raphaelas Secondary School (all within walking distance), Alexandra College (on LUAS), Wesley College, St Killians Deutsche Schule, Sion Hill, The Smurfit Business School and UCD. Likewise the property is serviced by a selection of public transport with the LUAS a short stroll away and a number of bus routes offering easy access to and from the city centre and surrounding suburbs.

Accommodation briefly comprises entrance hall, living room, kitchen/dining room, guest w.c, 3 bedrooms (master en suite) and bathroom.

Viewing highly recommended.

At A Glance:

- Excellent Condition Throughout
- Opposite Large Open Green
- Glorious West Facing Landscaped Rear Garden
- Extensive Use of Timber Floors Throughout
- Well Proportioned Accommodation c.96sqm
- Side Passage
- Extra-large Front Garden With Ample Off Street Parking
- Minutes from LUAS Station
- Easy Reach of the City & All Transport Route via M50
- GFCH
- Timber Double Glazed Windows Throughout
- Phone & TV Connection



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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e : info@allenandjacobs.ie
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Negotiator

Andrew Allen MIPAV

Notes:



Accommodation

Hall: 5.56m x 2.86m: Under stairs storage.

Guest Toilet: With whb, wc, tiled floor.

Living room: 5.52m x 3.7m (into bay window):
Fireplace with timber mantle and coal effect gas fire.
Feature bay window.

Kitchen/Dining room: 5.51m x 5.05m:
Extensive range of wall and floor units. Tiled floors.
Door to rear garden.

UPSTAIRS

Landing: 2.81m x 2.67m: Shelved hot press with
dual immersion. Velux window.

Bedroom 1: 5.05m x 3.44: Extensive range of built
in wardrobes.

En suite: 1.67m x 1.53m: With wc, whb and shower
cubicle.

Bedroom 2: 3.64m x 2.46m: With built in
wardrobes.

Bedroom 3: 2.7m x 2.7m: With built in wardrobes.

Bathroom: Fitted bath with shower; wc, whb.

Outside

To the front is an extra-large garden with ample off
street parking. To the rear is a landscaped and very
private west facing garden.



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