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&  
JACOBS**

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**For Sale by Private Treaty**

**76 Patrician Villas, Stillorgan, Co. Dublin.**

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# For Sale by Private Treaty

## 76 Patrician Villas, Stillorgan, Co. Dublin.

**Description**  
Allen & Jacobs is delighted to bring to the market this wonderfully presented three bedroom semi-detached house with extra-large side garden (5.2m) and glorious and private gardens to front and rear offering excellent potential to extend. Providing well proportioned, light filled accommodation spanning approximately c.85 sqm (916 sqft) this property is the ideal family home and comes to the market in excellent condition throughout.

**Location**  
Perfectly positioned in this ever popular residential development. All the amenities of Stillorgan village on your doorstep including schools, colleges, parks, shops, restaurants, cinema and public transport. In addition the property is a short distance from Dundrum Town Centre. There are excellent transport links including the M50, N11, QBC bus routes & nearby LUAS which all provide easy access to the city centre or any national routes.

- Features**
- Superb 3 bedroom semi-detached home
  - 13m wide front garden
  - Gas fired central heating
  - Aluminium windows
  - Within easy reach of UCD, Stillorgan, and many highly regarded schools
  - Mature residential location
  - Huge potential to extend (subject to PP)



**Negotiator**  
Andrew Allen MIPAV MCEI

**Viewing**  
Strictly By Prior Appointment  
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**Notes:**



### Accommodation

**Entrance Hall:** 4.7m x 1.76m: With under stairs storage.

**Kitchen:** 3.7m x 2.35m: With range of wall and floor units.

**Living Room/Dining Room:** 4.03m x 3.6m: Tiled fireplace with stove.

**Bathroom:** 1.76m x 1.64m: With wc, whb & shower;Tiled wall.

**Landing:** 1.72m x 1.52m: Access to attic.

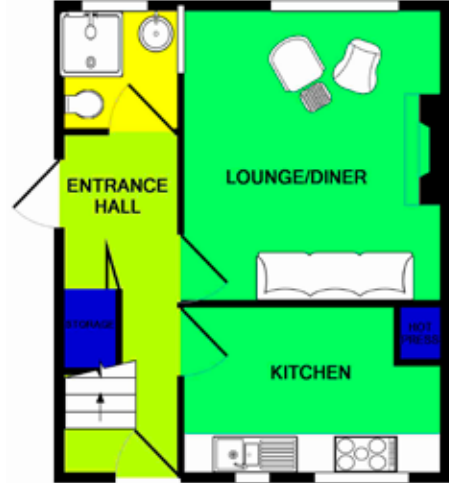
**Bedroom 1:** 4.57m x 2.65m: With built in wardrobes.

**Bedroom 2:** 3.73m x 3.05m:

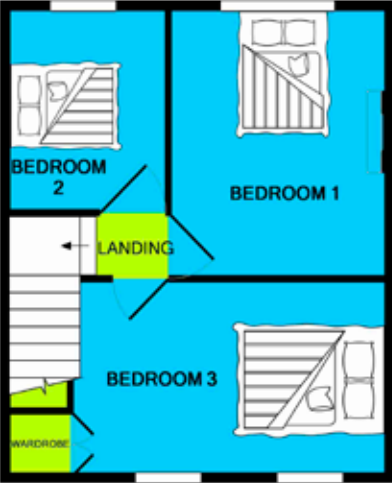
**Bedroom 3:** 2.78m x 2.38m:

### Outside

To the front is a very wide garden (approx.. 13m).There is a wide side garden (approx.. 5.2m) plus a rear garden measuring 15m in length.The property offers excellent potential to extend subject to planning permission.



GROUND FLOOR



1ST FLOOR

For Identification Purposes Only/Not To Scale  
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