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DNG Stillorgan

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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Negotiator:

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DOUGLAS NEWMAN GOOD
DNG

8 Farmleigh Avenue,
Stillorgan, County Dublin, A94 YR67

C. 158 m² / 1701 ft²



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Enjoying an enviable location and a desired address is this spacious detached family home c. 158 sqm. Situated on a small attractive cul de sac this home benefits from a peaceful location with all conceivable amenities closeby. The house is beautifully presented with many upgrades, all of which have been well thought out with attention to detail in mind.

The Stillorgan Road is moments away and the very popular Quality Bus Corridor (QBC) is also nearby offering frequent and convenient access to the city centre (St. Stephens Green less than 5 miles), UCD and Heuston Station. The Luas Green Line is approximately 15 minutes walk and the DART is also available at nearby Blackrock, with a pedestrian shortcut through Carysfort Downs.

The property itself is offered to the market in immaculate condition throughout. Boasting spacious accommodation over two levels, it offers well appointed rooms and a modern and fresh decor. The gardens which surround the property are an absolute delight. The front garden is ideal for off street parking and low maintenance while the rear captures the afternoon and evening sun, has lawns, patio areas and an outside shed.

The location needs little introduction. Everyday conveniences can be found nearby in Supervalu Blackrock or Tesco in Stillorgan. Tesco at nearby Dun Laoghaire also operates a Home Delivery service. For those who like to enjoy the outdoors many sporting amenities are available from Golf Clubs to Gaelic Games. Beautiful walks are in their abundance such as Dun Laoghaire Pier located approximately 15 minutes away or Deer Park at nearby Mount Merrion.

Accommodation

Entrance hall 5.47m X 1.4m

With accommodation off and stairs to first floor level. Tiled floors, coving to ceiling and alarm point. Understairs cloakroom with wc & whb. Storage off.

Livingroom 5.46m X 3.49m

Front facing reception room with fireplace, coving to ceiling, TV point and double doors leading to the diningroom.

Diningroom 3.49m X 3.57m

Rear facing reception room with coving to ceiling and TV point.

Sittingroom 4.74m X 2.32m

Front facing reception room with phone point & coving to ceiling.

Kitchen & Breakfastroom 4.1m X 3.66m

Large area recently upgraded to comprise a selection of hand crafted solid timber floor & eye level fitted units complemented by tiled floors and splashback and comprising a Zanussi Dishwasher, LG American style fridge / freezer, Hotpoint oven, Beko hob with Sieg extractor over along with a large central island.

Breakfastroom 2.16m X 4.31m

Overlooking the garden and with an opening from the kitchen. Tiled floors and door leading to the rear garden.

Landing 1.88m X 3.56m

Spacious landing area with accommodation off.

Master Bedroom 4.48m X 4m

Front facing double bedroom with excellent fitted wardrobes and ensuite off.

Ensuite 1.48m X 1.76m

With shower, wc & whb. Window. Fully tiled.

Bedroom 2 - 3.56m X 2.7m

Rear facing double bedroom with Tongue & Groove timber floors.

Bedroom 3- 3.56m X 3.43m

Front facing double bedroom with fitted wardrobes. T&G floors.

Bedroom 4- 3.7m X 2.45m

Rear facing bedroom with built in wardrobe. T&G floors.

Bathroom 2.48m X 2.36m

Bath, separate Triton T90si Shower, wc & whb. Tastefully tiled.

Outside:

Pillared entrance opens to a generous cobblelocked driveway with off street parking for 2 or more cars and with beds comprising a selection of plants, trees and shrubs. A gated side entrance leads to the rear garden which is mostly under lawns with a recently laid Indian Sandstone patio area along with pebbled areas and beds comprising plants and shrubs. A concrete built storage shed (2m X 2m) is ideal for storage.

BER: C3

BER No.109780072

EPI:222.39 kWh/m²/yr

Features

- Cul de sac location
- Fully detached home
- Gas fired central heating
- Adjacent to QBC with routes 45, 145 & 84
- Walking distance of Luas
- Excellent schools nearby
- Recently upgraded hand crafted kitchen

View By Appointment

Asking Price: €695000

