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Sherry FitzGerald



NEGOTIATOR

Weston Desmond  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 086 814 9979  
E: weston.desmond@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to  
Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: blackrock@sherryfitz.ie

sherryfitz.ie

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Lefkosia, 54 Stillorgan Grove,  
Blackrock, Co. Dublin, A94 W959

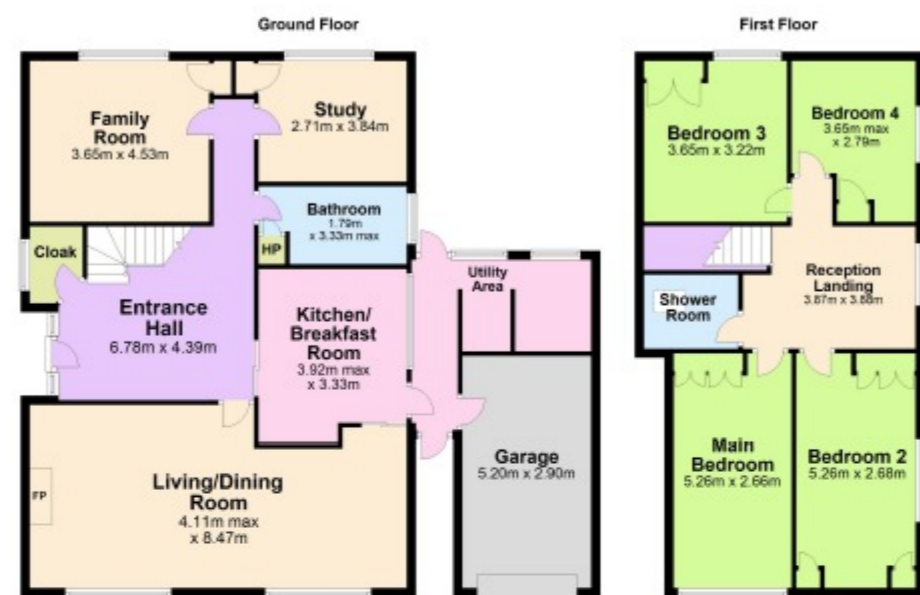
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BER D1

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.







Lefkosia, 54 Stillorgan Grove is a wonderful four-bedroom detached family home sitting on a very private south facing site of approx. 0.2 acre on this quiet mature cul de sac of only 10 similar houses all within a stones' throw of Stillorgan Village. Originally constructed in c. 1966 Lefkosia has been lovingly maintained and upgraded by its current owners who have been custodians of this stunning home since 1972. The property is approached to the front by an in and out gravelled driveway providing off street parking for several cars as well as access to the garage which is located to the side of the house. The remainder of the front garden is laid out in lawn with cobble paving, all bordered by mature planting hedging and trees. Gated access to either side leads to the sunny extensive south facing rear garden.

Internally the light filled accommodation extends to approximately 178sq.m (1,916 sq. ft) (excluding the garage) with accommodation briefly comprising: a wide welcoming, spacious reception hall with cloak room. To the right a living/dining room spans the width of the front of the home and is flooded in natural light through large dual windows, from here a sliding pocket door leads to the kitchen/breakfast room which in turn opens into the enclosed side passage with access to utility area and garage. To the rear of the property at this level is a family room and study. A family bathroom competes the ground floor accommodation. At first floor level of a large bright landing are four well-proportioned bedrooms all with wardrobe provisions and two with excellent under eaves storage. A shower room at this level completes the internal accommodation.

The location of Stillorgan Grove is second to none being surrounded by a host of amenities. Stillorgan village is stone's

throw away with its wide array of restaurants, bars, cafes, cinema, shops and supermarkets. Blackrock village also within walking distance offers further amenities to include two shopping centres, chic boutiques, gourmet food shops together with several high street shops and highly regarded restaurants. This village also offers stunning coastal walks. Dunnes Stores Cornelscourt is also only 5 minutes away. The area is surrounded by a selection of Dublin's finest schools, both primary and secondary level, including Carysfort National, All Saints National School, St. Mary's Booterstown, Blackrock College, Loreto Foxrock, Mount Anville Secondary School, and St. Andrews College. Several transport options are within easy access including the Q.B.C. on the N11 with multiple bus routes serving the City Centre and passing UCD and Blackrock DART station is within walking distance.

#### SPECIAL FEATURES

- Situated in a quiet Sylvan setting of only 10 similar houses
- Standing on approximately 0.2 acre
- Large private south facing garden of approximately 32m (105ft)
- Gas-fired central heating
- Garage to the side
- Walking distance to Stillorgan and Blackrock Villages
- Surrounded by excellent primary and secondary schools
- Good transport links nearby: QBC, N11



#### ACCOMMODATION

Floor Area: 178sq.m. / 1,916sq.ft. approx.

Entrance Hall With ceiling coving, recessed lighting, door to Cloak Room window to front, enclosed fuse box, digital alarm  
Living/Dining Room Spanning the width of the house with dual picture windows overlooking the front garden, recessed lighting, marble fireplace with marble hearth, gas inset and fitted shelving and wall sconce to either side. Sliding door to:

Kitchen With tiled floor, recessed lighting, fitted wall and base units with tiled splashbacks, integrated double Neff oven, integrated Neff microwave, 4 ring electric Neff hob with extractor over, integrated Whirlpool dishwasher, space for fridge/freezer, door to

Utility Room With Ideal logic system s30IE gas boiler, plumbed for washing machine and dryer, window to rear, tiled floor.

Garage With roller door to front

Inner Hall With recessed lighting and Climote heating controls

Bathroom Fully tiled, wc, wash hand basin, bath, shower enclosure, heated towel rail, Creda heater, window to side.

Family Room With window overlooking rear garden, door to shelved storage

Study/Bedroom 5 With window overlooking rear garden, door to shelved storage

Landing Wide landing with fitted shelving and window overlooking the side

Bedroom 1 With window overlooking the front with views over



The Poolbeg chimneys, fitted wardrobes and door to extensive under eaves storage

Bedroom 2 With an excellent range of fitted wardrobes and drawers and window to side

Bedroom 3 With wardrobes and drawers and window to side

Bedroom 4 With window overlooking the rear garden, mirror fronted wardrobes, door to under eaves storage

Shower Room With fully tiled walls and floors, wc, wash hand basin, shower enclosure with Redring expressions 520ts electric shower, fitted mirror, recessed lighting, hatch to attic, Velux rooflight

#### GARDEN

The rear garden is a particular feature of this superb family home, it avails of the perfect sunny southerly orientation and measures approximately 32m (105ft) in length. This gorgeous and immensely private garden provides an oasis of calm and an ideal place to relax or entertain with family and friends. The garden is laid out in level lawn with paved areas all bordered by a selection of mature planting hedging and trees.

#### BER

BER D1, BER No. 107976177

Energy Performance Indicator: 259.76 kWh/m<sup>2</sup>/yr