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For Sale by Private Treaty



124 Lower Kilmacud Road, Stillorgan, Co Dublin.

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For Sale by Private Treaty

124 Lower Kilmacud Road, Stillorgan, Co Dublin.



Located on the ever popular Lower Kilmacud Road, no. 124 is a substantial semi-detached family home measuring approximately 140 sq/m plus garage. The property has been stunningly upgraded in recent years and offers exceptional accommodation, ideal for family living and entertaining alike. On entering this fine home one will not be disappointed. The extremely bright and spacious accommodation briefly comprises a reception hall, living room, dining room, kitchen/breakfast room, utility room, guest WC with shower, four large bedrooms and family bathroom. The property also boasts a garage and large side garden offering excellent potential to further extend/convert subject to planning permission. Off street parking to the front & an extremely sunny south west facing and landscaped rear garden completes the picture.

An extremely popular and convenient residential location, the thriving village of Stillorgan is a stone’s throw away while the 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. Laurence’s, Scoil San Treasa, Blackrock College, St Andrew’s College, The Smurfit Business School and UCD. Likewise, the property is serviced by a selection of public transport with both the LUAS and QBC within walking distance offering easy access to and from the city centre and surrounding suburbs.

At A Glance

- Substantial semi-detached family home approx. 140 sq/m
- 2 storey extension to the rear
- Superb decorative order throughout
- Extra large side garden and garage ideal for further extension/conversion
- Extensive use of timber floors
- Double glazed timber windows throughout
- Gas fired central heating
- KBSound iSelect fitted radio in bathroom
- Extremely popular residential address
- Landscaped and private south west facing rear garden
- Ample off street parking
- A selection of south Co. Dublin’s finest schools and colleges within easy reach
- LUAS and QBC within easy reach

Negotiator

Andrew Allen MIPAV MCEI
Gary Jacobs MSCSI MRICS

Floor Area

Approximately 140 sq/m



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
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Notes:

Accommodation

Reception Hall: 4.48m x 2.04m Coving, Recessed lighting

Guest Shower Room: 2.62m x 1.1m Beautiful bathroom suite with wc, whb and shower; recessed lighting, fully tiled wall and floor

Living Room: 4.22m x 3.43m Recessed lighting, Coving, feature fireplace with timber mantle, double doors to ...

Dining Room: 4.01m x 3.43m Recessed lighting, coving, feature fireplace with timber mantle, double doors to rear garden

Kitchen/Breakfast Room: 5.6m x 3.3m Fabulous fitted kitchen with extensive range of wall and floor units, part tiled wall, recessed lighting

Utility area: With washing machine

First Floor:

Landing: 3.4m x 3.4m With access to attic

Bedroom 1: 3.9m x 3.4m Built in wardrobes

Bedroom 2: 4.22m x 3.4m Built in wardrobes

Bedroom 3: 4.4m x 3.4m Built in wardrobes

Bedroom 4: 3.4m x 2.7m Built in wardrobes

Bathroom: Fabulous family bathroom with bath with shower; wc & whb, fully tiled walls and floors, KBSound iSelect radio with remote control and inbuilt speakers

Garage: 5.03m x 3.07m Ideal for conversion

Outside Ample off street parking to the front is complimented by a beautiful and sunny south west facing rear garden approximately 13m in length with a wonderful, large decked area.

