

we'll take you home

vincent  
**FINNEGAN**

For Sale by Private Treaty  
**€595,000**

## 7 Kilmacud Avenue, Stillorgan, Co. Dublin

7 Kilmacud Avenue is a superbly appointed and spacious 120m<sup>2</sup>/1,290ft<sup>2</sup> approx.) 3 bedroom semi detached family house on an exceptionally large corner site of approx. 0.14 of an acre providing excellent development potential (subject to FPP).

The location is ideal being close to Stillorgan Village/ N11, M50, Stillorgan and Sandyford Business Parks, Dundrum Village and Dundrum Town Centre and Kilmacud LUAS Station. Additionally, there is a host of schools and colleges close by including St Benildus College, Mount Anville, St Raphaela's, St Kilian's German School and UCD.

Accommodation briefly comprises entrance porch, hallway, living room, dining room, breakfast room, kitchen and office/playroom. Upstairs are 3 bedrooms, bathroom and separate wc and there are extensive gardens outside. In this regard the front garden is approx. 18 metres long, the side garden (to the gable end beyond the converted garage) is average 14m wide while the rear garden is approx. 14.5m long (max). As indicated, all of these measurements are approximate and should be checked by intending purchasers.

Viewing is highly recommended.



TELEPHONE: 01 298 4695

[www.finnegan.ie](http://www.finnegan.ie)

## FEATURES

- SPACIOUS 3 BEDROOM ACCOMMODATION - REGION 120m<sup>2</sup> • GAS FIRED CENTRAL HEATING • REQUIRES SOME MODERNISATION
  - LARGE CORNER SITE OF APPROX. 0.14 OF AN ACRE • POTENTIAL FOR EXPANSION/REDEVELOPMENT
- CLOSE TO STILLORGAN/N11 AND DUNDRUM, M50 AND LUAS • CONVENIENT TO MANY SCHOOLS AND COLLEGES

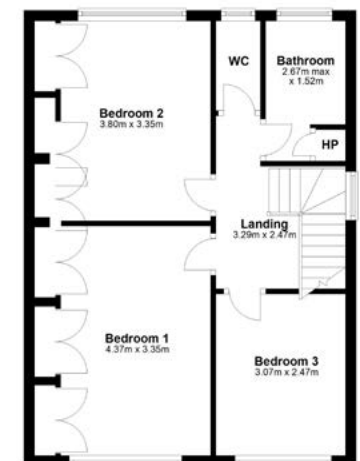
## DETAILS OF ACCOMMODATION

PORCH:	(c.2.07m x c.1.66m) Door to
HALLWAY:	(c.5.21m x c.2.47m) Under stairs cloaks area and storage.
LIVING ROOM:	(c.4.29m x c.3.75m) Fireplace.
DINING ROOM:	(c.3.88m x c.3.35m) Sliding patio door to rear garden. Feature fireplace.
BREAKFAST ROOM:	(c.2.71m x c.2.47m) Sliding door to
KITCHEN:	(c.2.50m x c.2.48m) Door to rear garden, worktop, kitchen units, free standing cooker, washing machine, fridge, door to
OFFICE/PLAYROOM:	(c.5.00m x c.2.50m) Door to boiler room
FIRST FLOOR LANDING:	(c.3.29m x c.2.47m) Large bright landing with hotpress.
BEDROOM 1:	(c.4.37m x c.3.35m) Front. Excellent range of built in wardrobes and dressing table
BEDROOM 2:	(c.3.80m x c.3.35m) Rear. Excellent range of built in wardrobes and dressing table
BEDROOM 3:	(c.3.07m x c.2.47m)
BATHROOM:	(2.67m x c.1.52m) Bath and whb, tiled.
WC:	Separate wc.

OUTSIDE FRONT:	Approx. 18m long with parking for several cars.
REAR:	Approx. 14.5m long (max) with patio and side entrance
BER	E1
ASKING PRICE:	€595,000
NEGOTIATOR:	Stephen Conway m: 087 184 1009 e: <a href="mailto:stephen.conway@finnegan.ie">stephen.conway@finnegan.ie</a>

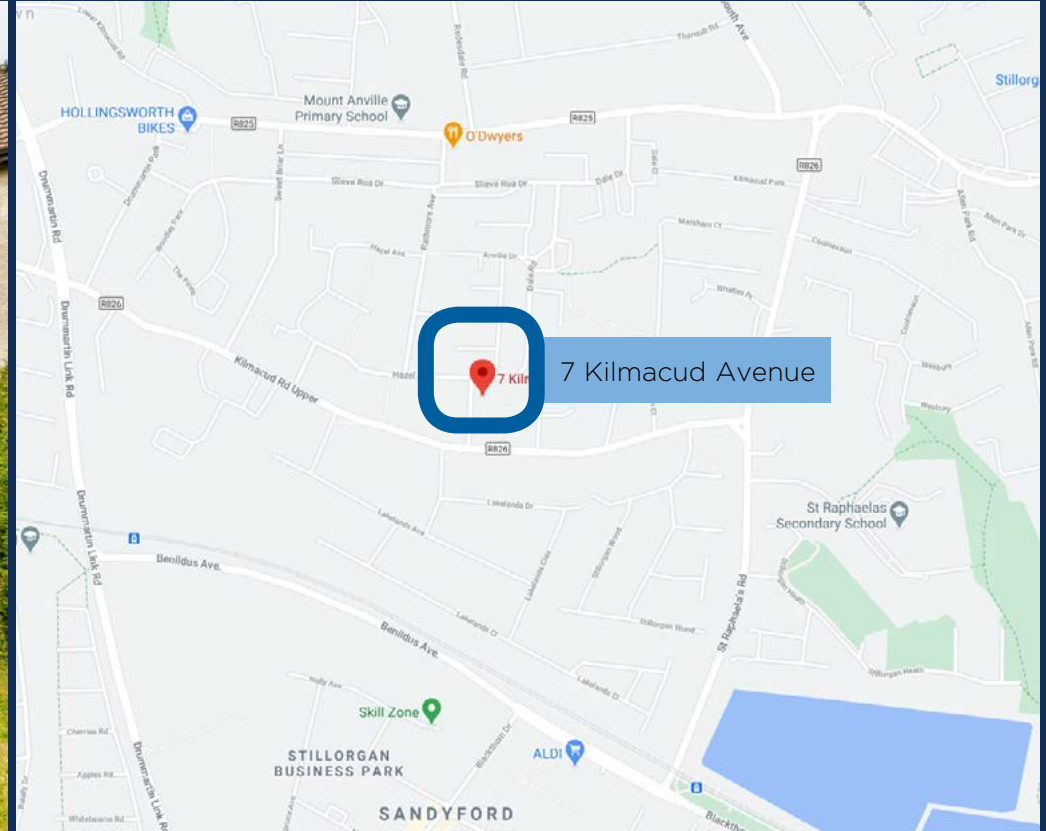


GROUND FLOOR



FIRST FLOOR





**vincent**  
**FINNEGAN**

5 Lower Main Street,  
Dundrum,  
Dublin 14.

8 Anglesea Buildings,  
Upper Georges Street,  
Dun Laoghaire, Co Dublin.

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