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For Sale by Private Treaty



2 Allen Park Drive, Stillorgan, Co. Dublin.



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2 Allen Park Drive, Stillorgan, Co. Dublin.



Allen & Jacobs is delighted to present this stunning recently extended & refurbished semi detached property. The works undertaken include; conversion of the of the attic, conversion of the garage and a stunning light filled extra width extension to the rear. Presented in immaculate condition throughout, the property boasts spacious accommodation measuring c.183sqm/1,970sqft and features contemporary kitchen & bathrooms, extensive internal insulation, underfloor heating (in extension) and landscaped low maintenance gardens to the front & rear.

Nestled away in this quiet cul de sac, location really couldn’t be better. The vibrant 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 surrounding, including; Oatlands Primary, St. Laurence's BNS, Saint Brigid's National, Mount Anville Primary & Secondary, St. Raphaela's, Blackrock College, Sion Hill, St. Andrew's College, The Smurfit Business School and UCD. Likewise, the property is serviced by a selection of public transport with the QBC and LUAS within walking distance offering easy access to and from the city centre and surrounding suburbs.

A lovely family home with viewing highly recommended.

At A Glance

- Excellent semi-detached residence
- Well-proportioned accommodation c.183sqm/1,970sqft
- Feature extra width extension to the rear
- Converted garage
- Converted attic
- Fire doors throughout
- Contemporary kitchen & bathrooms
- Boiling water tap
- Underfloor heating in extension
- Extensive internal insulation
- En suite
- Guest toilet
- Utility
- Side entrance
- Cul de sac
- Off-street parking
- Landscaped low maintenance gardens to the front & rear.
- Mature residential location
- Stone's throw to Stillorgan Village
- Close to Clonmore Park & Deerpark
- Close by to all amenities
- Walking distance of QBC & Luas
- Easy reach of M50
- High energy efficiency-BER: C3



Viewing

Strictly by prior appointment only with sole agents  
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Negotiator

Gary Jacobs MSCSI MRICS

Notes:

Accommodation

Porch: Granite floor

Entrance hall: 4.8 x 2.3: Timber laminate floor, ceiling cornicing, recessed lighting, feature timber panelled walls

Guest toilet: 1.5 x .7: Tiled floor, whb, wc, extractor fan, recessed lighting

Study/Playroom: 5.2 x 2.5: Timber laminate floor

Living room: 4.7 x 3.6: Feature marble open fireplace with cast iron insert & hearth, timber laminate flooring, double doors to:

Kitchen/dining/family room: 10.3 x 7.4 (max.): Fully fitted eye & floor level press units, centre breakfast island, attractive quartz countertops, under bowl sink with fitted boiling water tap, integrated dishwasher, integrated microwave, steam & fan oven, fridge/freezer, induction hob, extractor fan, recessed lighting, timber laminate floors, feature roof light, single door & large sliding door to garden

Utility: 2.5 x 1.9: Cloak area, fitted storage, gas boiler, plumbed for washing machine, tiled floor, door to garden

Upstairs

Landing: Shelved hot press with dual immersion

Bedroom 1: (rear) 4 x 3.9: Built in double wardrobes

Bedroom 2: (front) 4.8 x 3: Built in double wardrobes

Bedroom 3: (front) 3 x 2.5

Bathroom: 2.5 x 1.7: P shaped jacuzzi bath with fitted pumped shower, whb, wc, heated towel rail & radiator, tiled floor, part tiled walls, attractive timber panelled wall, recessed lighting

Attic:

Bedroom 4: (attic) 3.7 x 3.4: 2 x large velux roof light, built in wardrobe areas, recessed lighting, eaves storage

En suite: 1.7 x 1.2 Fitted shower, whb, wc, tiled floors, part tiled walls, radiator, extractor fan

Outside

Surround by hedging, to the front is a walled garden laid out in stone providing ample off-street parking and a side entrance. To the rear is a c.9m seclude garden which is mainly in lawn with planted raised borders. The house is surround by attractive steps, path & patio area which has been finished in granite. There is good space to the side, outside electrical sockets & tap and timber storage shed.

