



8 Leopardstown Court, Stillorgan, Co. Dublin, A94 RY22

132 m² / 1421 ft²

DOUGLAS NEWMAN GOOD

DNG

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DNG are delighted to offer this fine family home to the market. Located only minutes from Stillorgan & Foxrock Villages, Buses & Luas, this home is ideally positioned and we highly recommend a viewing. In excellent condition, this fine semi detached home is on a small cul de sac with everything on its doorstep.

An inviting entrance hall has accommodation off to either side, with a kitchen to the rear. A guest cloak with toilet is located under the stairs. On the first floor are 4 generous bedrooms, the master of which enjoys a large ensuite off. A bathroom is also located on this level. There are well maintained gardens to the front and rear with off street parking.

Also within a two minute walk of this home is Clonmore Park beside St Raphaela's School with over 12 acres of parklands and green areas, ideal for play, leisurely walks & more. Sandyford Industrial Estate is also easily accessible and convenient.

BER: D1 • BER No. 109064519 • Energy Performance Indicator: 250.36 kWh/m²/yr

Accommodation

Hall - 4.75m X 1.96m With accommodation off and stairs to first floor level.

Cloakroom - With wc & whb. Storage.

Livingroom 4m X 3.37m Front facing reception room with solid fuel fireplace, Tongue & Groove timber floors and TV point. Double doors leading to diningroom.

Diningroom - 4m X 3.35m Rear facing reception room overlooking the garden and with double doors leading to same. Tongue & Groove Timber floors.

Sittingroom 4.23m X 2.38m Front facing reception room with T&G floors. TV point.

Kitchen / Breakfastroom 4.53m X 2.86m Overlooking the rear garden with floor and eye level maple type units, ample counter top space, tiled floor and splashback. Lobby off with door to rear garden.

Landing - With accommodation and hotpress off.

Bedroom 1 - 4.5m X 3.6m Front facing double bedroom with fitted wardrobes and ensuite off.

Ensuite - 2.5m X 1.67m Ensuite with shower, wc & whb.

Bedroom 2 - 4m X 3.46m Front facing double bedroom with fitted wardrobes.

Bedroom 3 - 4m X 3.45m Rear facing double bedroom with fitted wardrobes.

Features

- Cul de sac location
- Well maintained throughout
- Dual central heating (Oil & Solid fuel)
- Off street parking
- Walking distance of schools
- Easy walking distance to Luas
- Tongue & Groove flooring throughout (some with carpet)

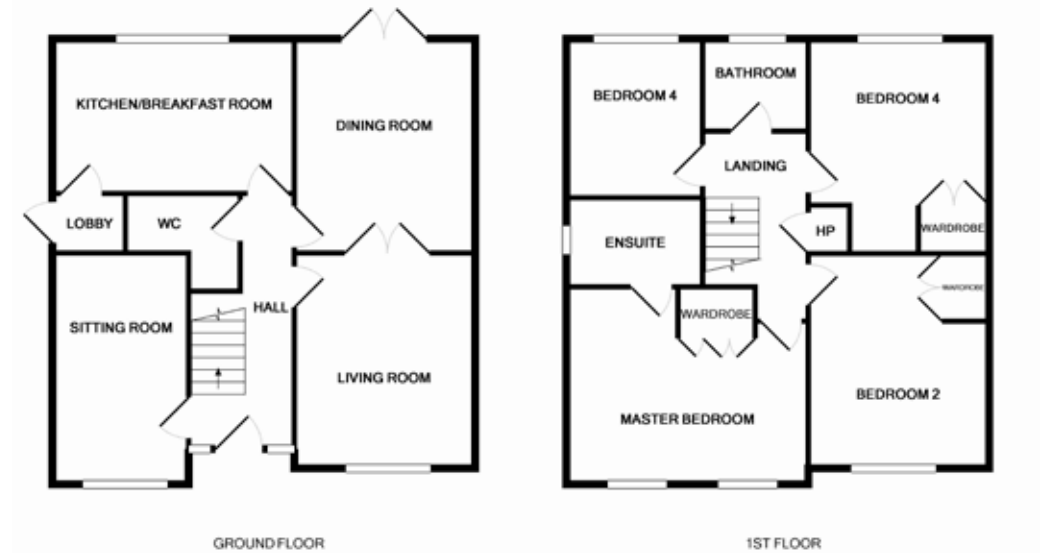
Bedroom 4 - 2.96m X 2.33m Rear facing bedroom with T&G timber floors.

Bathroom 2m X 1.8m Bath, wc & whb. Tiled.

Outside: Pillared entrance opens to a cobblelocked driveway with off street parking, surrounded by a mature, easily maintained bed full of plants and shrubs. A gated side entrance leads to the rear garden which is fully walled in and comprising lawns, paved patio areas, plants and shrubs along with a Barna shed & boiler house with utility area.

View By Appointment Asking Price: €595,000





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 Floor Plans (not to scale) for identification purposes only
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