



70 Stillorgan Heath, Stillorgan, Co. Dublin

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to bring this very fine four bedroom semi-detached property to the market. This well-proportioned family home, extends to c. 118 sqm/ 1,270 sqft. enjoying a corner position in this much sought-after development.

The property has been very well maintained throughout and provides generous living space on the ground floor, including a hallway, guest w.c, living room, dining room, kitchen and utility room. Four bedrooms (1 ensuite) and family bathroom at first floor level completes the accommodation. The property benefits from off street parking for two cars to the front with a side entrance leading to the sunny westerly facing rear garden.

Stillorgan Heath is a family friendly development located just off St. Raphaela's Road and within a leisurely stroll of the amenities of Stillorgan and Sandyford. The LUAS and Aircoach stops are a short walk and the N11 and M50 (exit 14), are minutes away. There are also numerous shopping centres in close proximity including the Stillorgan Shopping Centre, Beacon South Quarter, Sandyford and Dundrum Town Centre. The property is adjacent to Sandyford and Stillorgan Business Parks, Leopardstown Lawn Tennis Club, Leopardstown Race Course, Foxrock Golf Club and Westwood fitness centre. Stillorgan Heath is convenient on foot or by LUAS to a range of well-regarded national and secondary schools. As well as being in close proximity to University College Dublin.

Viewing is highly recommended.

SPECIAL FEATURES

- » Bright and spacious 4 bedroom semi-detached family home enjoying a corner position
- » Extending to c. 118 sqm / 1, 270 sqft
- » Much sought after family friendly quiet cul-de-sac location
- » Sunny westerly facing rear garden
- » Off street parking
- » Fitted alarm system
- » Double glazed windows throughout
- » Gas fired central heating
- » Convenient to Stillorgan Shopping Centre, Beacon South Quarter and Dundrum Town Centre Centre.
- » Easy access to the M50 and numerous transport facilities including the LUAS and Aircoach.





ACCOMMODATION

ENTRANCE HALLWAY

7.11m x 1.85m (23'3" x 6')

Ceiling coving, digital alarm panel, laminate floor.

GUEST W.C

1.4m x .77m (4'6" x 2'5")

Wash hand basin with mirror and light over, w.c. and extractor fan.

LIVING ROOM

5.67m x 3.68m (18'6" x 12')

Mahogany fireplace, cast iron inset with decorative tiling, open fire and slate hearth. Bay window, ceiling coving and t.v. point and double doors to:

DINING ROOM

3.7m x 2.87m (12'1" x 9'4")

Ceiling coving, sliding door to patio and garden.

KITCHEN

4.66m x 2.65m (15'2" x 8'7")

Range of built-in units, worktop, tiled splashback, 1 and ½ bowl stainless steel sink unit. Four ring gas hob, extractor fan over, oven, integrated fridge freezer, dishwasher, gas fired boiler and timer. Door to garden, laminate floor.

UTILITY ROOM

1.98m x 1.4m (6'4" x 4'6")

Plumbed for washing machine and tumble dryer, worktop, storage cupboard and shelving.

STAIRCASE TO FIRST FLOOR

LANDING

2.97m X 1.83m (9'7" x 6')

Access to attic, hotpress with immersion and timer, ample shelving.

MASTER BEDROOM/ BEDROOM 1

3.03m x 3m (9'9" x 9'8")

Range of built-in wardrobes, bay window, t.v. point, door to:

ENSUITE SHOWER ROOM

1.5m x 1.41m (4'9" x 4'6")

Step-in tiled shower unit, w.c., pedestal wash hand basin, mirror over, fully fitted tiled walls and tiled floor.

BEDROOM 2

2.96m x 3.09m (9'7" x 10'1")

Built-in wardrobes, window overlooking rear garden.

BEDROOM 3

3.07m x 2.62m (10' x 8'6")

Built-in wardrobe and shelving. Window overlooking rear garden.

BEDROOM 4

2.65m x 2.19m (8'7" x 7'1")

Built-in wardrobe and shelving. Stripped and polished timber floor.

BATHROOM

2.74m x 1.67m (9' x 5'4")

Bath with electric shower over, w.c., pedestal wash hand basin with mirror over, fully tiled walls, tiled floor.



BER DETAILS

BER: D2
BER Number: 104059019
Energy Performance Indicator: 272.19 kWh/m2/yr

OUTSIDE

The property enjoys a cobble-lock driveway to the front providing off street parking for two cars. A side entrance leads to the sunny westerly facing rear garden (c. 10.95m long x 8.42m wide) [36' x 28'] comprising of a paved patio, lawned garden bordered by flowerbeds and storage shed.

DIRECTIONS

Travelling from Stillorgan Village turn left onto the Lower Kilmacud Road, at the traffic lights continue straight onto St. Raphaela's Road, Take the second left hand turn into Stillorgan Heath. Take your next right and right again. No. 70 is located half way down the road on the right hand side.

VIEWING

Strictly by prior appointment through sole selling agent, Hunters Estate Agent, Foxrock. Tel: 289 7840.
Email: foxrock@huntersestateagent.ie.



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