



If you are considering selling please call us today:

For a Free Valuation:

T: 01 2100 360



Ordnance Survey Ireland Licence No. AU 0066518
PSRA No. 002964 (licence)

Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



2 Anville Drive, Stillorgan, Co. Dublin.

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

2 Anville Drive, Stillorgan, Co. Dublin.



Allen & Jacobs is delighted to present this lovely end of terrace residence tucked away in a very quiet cul de sac. Providing extremely well-proportioned light filled accommodation c.119sqm/1,281sqft which is presented in very good condition and merely awaits its new owners touch. The property further benefits from a large secluded South facing c.15.5m garden which leads to a double garage c.52sqm/560sqft with vehicular access.

There are a host of amenities in close proximity including Stillorgan Shopping Centre, a selection of south Co Dublin's finest schools and colleges, shops, restaurants and public transport (easy walk to the QBC & LUAS station). Both the N11 & M50 are close at hand allowing easy access to the city centre and all national routes.

Accommodation briefly comprises; entrance hall, living room, family room, kitchen/breakfast room, utility, 3 double bedrooms, bathroom and toilet.

Viewing highly recommended

At A Glance

- Well-proportioned end of terrace residence c.119sqm/1,281sqft
- Large South facing secluded landscaped garden c.15.5m
- Double garage c.52sqm/560sqft with vehicular access
- Obvious potential to further extend (subject to planning permission)
- Side entrance
- Quiet cul de sac
- Generous storage space
- GFCH
- uPVC double glazed windows
- Utility
- Mature residential location
- Close by to all amenities including LUAS & QBC
- Easy reach of the city & all transport routes via M50 & N11



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Notes:

Negotiator

Gary Jacobs MSCSI MRICS

Accommodation

Reception hall: 4.16 x 2.06 Under stairs storage

Living room: 5.15 x 4.22 Tiled open fireplace, dado rail

Kitchen/ breakfast room: 3.45 x 3.42 Fitted eye & floor level press units, stainless steel sink unit, tiled splashback

Family room: 3.8 x 3.45

Utility/lobby: 2 x 1.7 Door to garden, storage area with gas boiler

Upstairs

Landing: Shelved hot press, access to attic

Bedroom 1 (front): 3.02 x 2.5

Bedroom 2 (front): 4.3 x 4.23 Timber floor

Bedroom 3 (rear): 4.66 x 3.44

Bathroom: 4.26 x 1.25 Tiled shower cubicle with electric shower, whb & wc, fitted bath, timber floor

Separate toilet: Wc, part tiled walls

Outside

To the front is a walled garden with lawn and hedges bordering. To the rear is a delightful secluded south facing garden with lawn, patio and a variety of plants, shrubs and mature hedging. There is also a side entrance and access to the double garages to the rear of the property which benefit from vehicle access.

