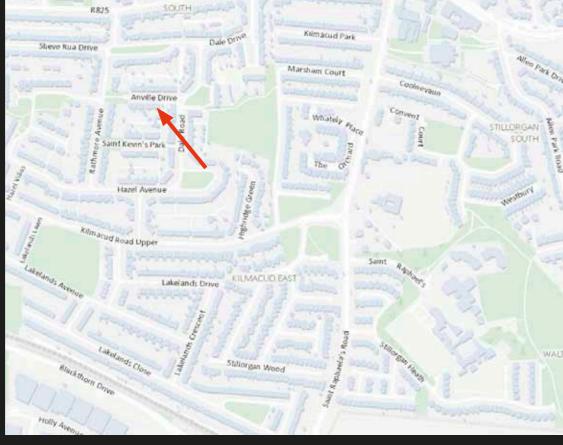




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If you are considering selling please call us today: For a Free Valuation:

T: 01 2100 360



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For Sale by Private Treaty



2 Anville Drive, Stillorgan, Co. Dublin.

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.119sgm/1,281sgft
- 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
- Ouiet 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 &
- NI I

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Notes:

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

Viewing



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

Family room: 3.8×3.45

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

Upstairs

Landing: Shelved hot press, access to attic

Bedroom 1 (front): 3.02×2.5

Bedroom 2 (front): 4.3 × 4.23 Timber floor

Bedroom 3 (rear): 4.66×3.44

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



Gary Jacobs MSCSI MRICS

Negotiator



Accommodation

Reception hall: 4.16 x 2.06 Under stairs storage

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

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.





GROUND FLOO

For Identification Purposes Only/Not To Scal Made with Metrops (2018)







