



12 Linden Lea Park, Stillorgan, Co. Dublin, A94WK66

Beirne  
& Wise

## 12 Linden Lea Park, Stillorgan, Co. Dublin, A94WK66

For Sale By Private Treaty

12 Linden Lea Park is superbly located in this secluded cul de sac off Glenalbyn Road in Stillorgan. Built in c. 1950, and extended and refurbished in 2005, No. 12 is an attractive, semi-detached bungalow with bright, well-proportioned accommodation of 153 sq.m. approximately. The accommodation offers great flexibility in terms of layout; it is perfect for modern day, family living with a large entrance hall, living room, stunning open plan kitchen/dining/family room, four bedrooms (2 en suite) and a family bathroom. Upstairs, the attic has been converted, it provides a generous space ideal for a range of uses, complete with shower room (48sq.m. approx.). The reception hall combined with the kitchen/dining/family room is ideal for entertaining with access to the rear gardens. There is ample off street parking for several cars in the front, a paved path leads to the hall door, and a side entrance leads to the fabulous rear garden.

Linden Lea Park is ideally within minutes of all the amenities of Stillorgan Village, and it is very close to Blackrock and Donnybrook. The location is a very popular location in South Dublin, and with some justification; within a few minutes' walk of Stillorgan S.C. and its extensive range of shops and restaurants. There is a selection of well-established junior and senior schools nearby to include; St. Raphaela's, St. Laurence's, Mount Anville, Benildus College, Oatlands College, Blackrock College, Sion Hill, St Andrew's, and Coláiste Eoin. The UCD campus at Belfield is also within very easy reach with its associated leisure facilities, as well as a selection of playing fields at Deer Park, Mount Merrion and the Kilmacud Crokes at Pairc de Burca. The property has the advantage of seamless transport links with the LUAS, and N11 with QBC within short walking distance. There is also easy access to the M50.

There is a great community spirit in Linden Lea Park, in addition to the safety of the cul de sac.

### Special Features

- Contemporary, modern home in great location
- Stunning open plan kitchen/dining/family room
- Floor area; 153sq.m excluding attic
- Converted attic; 48sq.m
- Beautiful rear garden with mature trees
- Minutes walk to Stillorgan Village, and shopping centre

### View

Strictly by appointment with the selling agents Beirne & Wise,  
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444







## Accommodation

### HALL

5.33m x 3.70m

This is a large reception hall, with recessed lights, solid wooden floor, and radiator cabinet

### LIVING ROOM

4.48m x 3.83m

A lovely reception room with a large picture window to the front aspect, with original tongue and groove wooden floor, and a grey/white marble fireplace with black cast iron curved inset, open grate and slate hearth.

### KITCHEN/BREAKFAST ROOM

6.60m x 5.70m

A large bright room with tiled floor, a kitchen island with storage below, an extensive range of cream wall and floor units, and a wine rack, a Neff 5 ring gas hob with stainless steel splashback, and Neff extractor hood overhead, double oven, dishwasher, and stainless steel sink unit and drainer. There are wall to wall built in storage units; one is plumbed for a washing machine and a dryer. This room is open plan with the...

### FAMILY ROOM

5.92m x 5.04m

An extension of the kitchen/breakfast room, this is a fine reception room with solid wooden floor, recessed lights and a feature gas fire. The large picture window offers views of the deck and beautiful rear garden, double doors open out to the patio leading to the deck and gardens.

### BEDROOM ONE

3.64m x 2.93m

A double bedroom with built in wardrobes, to the rear aspect

### BEDROOM TWO

3.91m x 3.71m

A double bedroom overlooking the front garden, with fitted wardrobes and access to the...

### ENSUITE

This is fully tiled with a w.c., w.h.b. and a shower cubicle with chrome shower fittings.

### BEDROOM THREE/OFFICE

4.19m x 2.60m

A double bedroom with built in closet, and an ensuite...

### ENSUITE

This is fully tiled with a w.c., w.h.b. and a shower cubicle with chrome shower fittings.



#### BEDROOM FOUR

3.05m x 2.59m

A good sized single bedroom

#### BATHROOM

Fully tiled with white sanitary ware comprising of a bath with chrome shower fittings, w.c. and a w.h.b. set in a vanity cabinet with mirror overhead

#### UPSTAIRS

The staircase with balustrade leads to the converted attic, this has been divided into two spaces, one with a shower room off. This space is ideal for a range of uses.

#### SERVICES

GFCH, Alarm

#### GARDENS

The front garden is bounded by walls, and the generous paved driveway providing off street parking for several cars. The rear garden due north/west is beautifully laid out, and is complete with a large wooden deck, steps leading to the lawn with planted borders and stone features, and a paved path weaves down to a rear gravelled area with beautiful mature trees affording great privacy. There is a garden shed which houses the boiler, and a 'Wendy House' at the back of the garden ideal for playing or storage.

#### BER

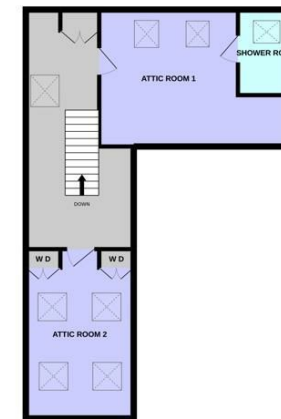
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