

Hamptons

INTERNATIONAL



62 Stillorgan Wood, Stillorgan, Co. Dublin, A94A4A9

4  3  3 

GUIDE PRICE

£740,000

(€845,000)

Property details



Attributes

-  **Garage**
-  **Private parking**
-  **Garden**

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Description

4 bedroom house for sale Stillorgan Wood is a mature residential estate located off the Upper Kilmacud Road in Stillorgan and comprises well spaced out detached two storey houses with a somewhat American feel. Approached through an impressive entrance with mature trees on a large green area, this estate is eye catching, central and peaceful. A significant benefit of this property is its location, conveniently located within easy walking distance of Stillorgan Village, Dundrum Town Centre, Sandyford Industrial Estate and of course Stillorgan Luas which is almost adjacent. The QBC with many convenient services is also located nearby. The M50 is a short drive away and the Aircoach passes nearby. Numerous schools are also very close by including St Raphalea's, St. Laurence's, Benildus, Oatland's & Mount Anville. Within the property accommodation is bright and spacious given the southerly aspect. An entrance hall has a guest cloakroom off and stairs leading to the landing. To the front is a livingroom, large enough to comfortably fit a grand piano and has a door leading to the diningroom. The kitchen overlooks the south facing rear garden. A converted garage is located off the kitchen too offering numerous uses. On the first floor are 4 bedrooms, the master of which is en-suite while a bathroom is also on this level. Overall accommodation extends to c. 140sqm. The front garden has manicured grass and a driveway with a side entrance leading to the south facing secluded rear garden which has a paved suntrap area, manicured lawns and borders comprising plants, trees and shrubs. Finally, the icing on the cake is Planning Permission has recently been granted (Ref: D25B/0589/WEB) for a ground floor extension to the side and rear of the property should someone be seeking larger than the c. 140sqm.

Hall 4.3m x 2.5m With accommodation off and stairs to first floor level. Understairs guest cloakroom with wc & whb. Alarm point. Living Room 5.75m x 3.25m Front facing reception room with fireplace, TV point and two windows overlooking the front garden and cul de sac. Diningroom 3.25m x 3.15m With door leading from hall and kitchen. Kitchen Breakfast Room 5.8m x 2.5m (19' x 8'2") Floor and eye level fitted units and door leading to the garden. Converted Garage 4.85m x 2.6m Versatile area with door leading from driveway and door leading to front the kitchen. Additional store room off. Landing 3.75m x 2.5m With accommodation and bathroom off. Access to attic above. Hotpress. Bedroom 1 4.1m x 3.1m Front facing bedroom with fitted wardrobes and ensuite off. Bay window. Ensuite 2.5m x 1m Triton shower, toilet and wash hand basin. Part tiled. Bedroom 2 3.45m x 3.1m Rear facing double bedroom with fitted wardrobes. Bedroom 3 2.9m x 2.5m Front facing bedroom with fitted wardrobes. Bedroom 4 2.5m x 2.35m Rear facing bedroom with fitted wardrobes. Bathroom 2.1m x 1.7m Bath with shower over, toilet and wash hand basin. Gardens Front garden with providing off street parking. Well maintained awns. Gated and covered side entrance leads to a south facing rear garden which is generous in size, mostly under manicured lawns and captures the days sun. Paved patio area, outside tap and storage shed.









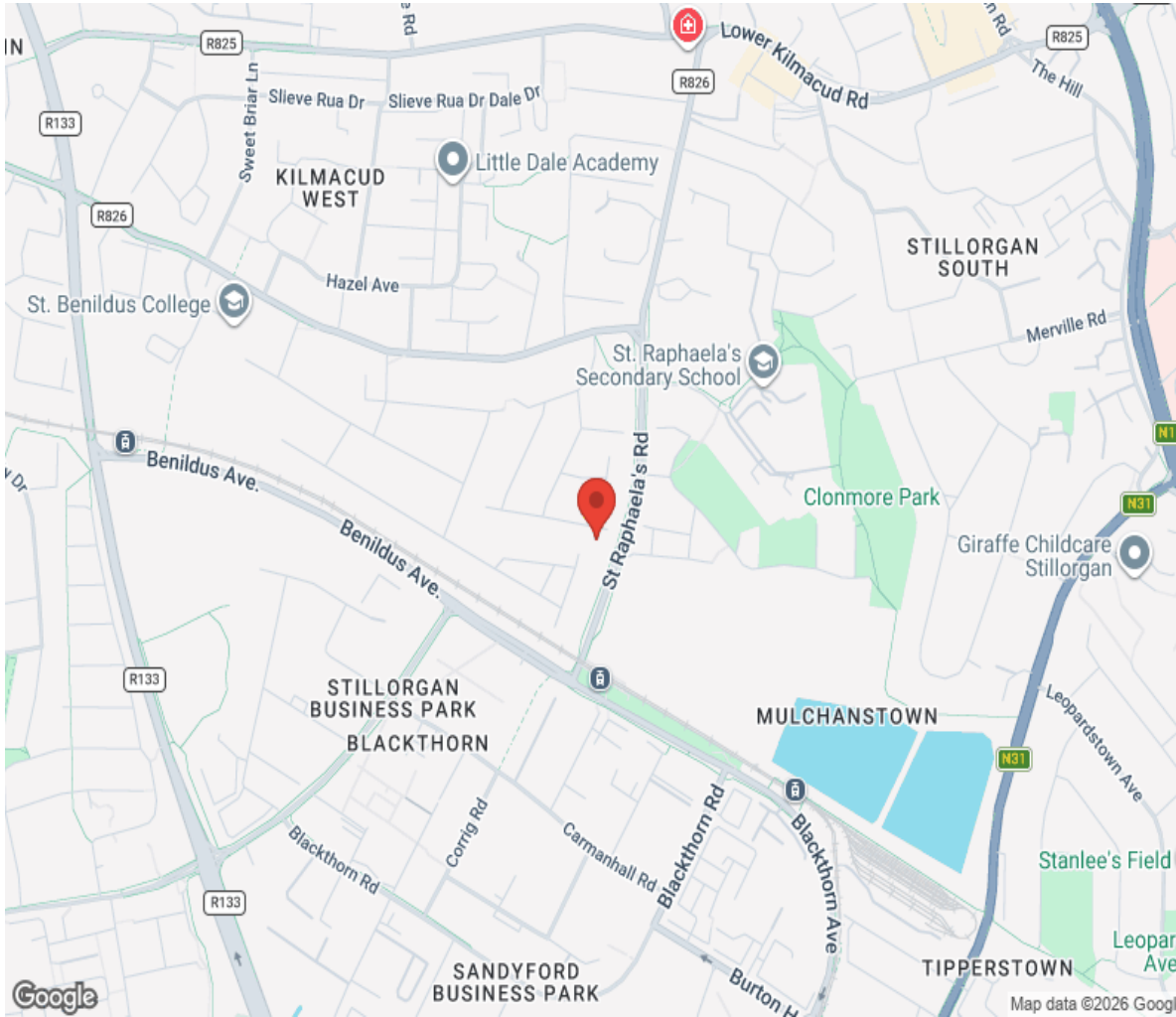








Location



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