

Hamptons

INTERNATIONAL

287 Kilmacud Road Upper, Dundrum, Dublin 14, D14RP20

4  3  3 

GUIDE PRICE




£1,040,000

(€1,195,000)

Property details



Attributes




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

287 Kilmacud Road Upper, Dundrum, Dublin 14, D14RP20

GUIDE PRICE

£1,040,000

(€1,195,000)

4  3  3 

Description

4 bedroom house for sale Ideally situated in one of South Dublin's most prestigious and mature residential locations, this substantial detached family home offers a rare blend of space, versatility, and an unbeatable location. Positioned moments from the historic Airfield Estate, the property is defined by its bright, well-appointed living space spanning approximately 157sqm. This footprint is further enhanced with further sqm by an external art studio and a half-garage, representing an outstanding opportunity for a growing family seeking a residence with the flexibility to evolve. The accommodation is thoughtfully designed over two levels, prioritising both flow and functionality. A welcoming porch and entrance hall lead to three versatile reception rooms, providing ample space for formal entertaining, a dedicated home office, and relaxed family living. The heart of the home is a spacious kitchen and breakfast room, complemented by a practical guest cloakroom. The upper floor is equally impressive, featuring four generous double bedrooms, including a master suite with private ensuite facilities and a well-proportioned family bathroom. Occupying private gardens, the exterior of the property offers more than just curb appeal. To the west side, the existing half-garage and dedicated art studio provide excellent utility or creative space. For those looking to add further value, there is considerable scope for a substantial extension above the garage and studio, subject to the necessary planning permissions. This potential allows a new owner to significantly increase the internal square footage to suit their specific requirements. The location is truly unrivalled, placing Dublin's premier amenities within easy walking distance. The property sits within the immediate catchment of several prestigious educational institutions, including Mount Anville, Taney National School, St. Benildus, and St. Raphaela's. For lifestyle and leisure, the world-class Dundrum Town Centre and Stillorgan Shopping Centre are easily accessible, while the local landmark, The Goat Grill, is just a 5-minute stroll away. Commuters will find the location exceptionally convenient, with both the Balally and Dundrum Luas stops situated a short walk from the front door, providing a seamless connection to the City Centre. Furthermore, the M50 and N11 motorway networks are accessible within minutes by car. This is a refined residence of character and immense potential, offering a high quality of life in a sought-after, family-oriented community.

Porch 2.4m x 1.25m
With door leading to the halal.
Hall 3.4m x 2.5m With accommodation off and stairs to first floor level. Coving to ceiling.
Cloakroom With understairs storage, cloaks and guest wc & whb.
Living Room 4.7m x 4.6m Front facing reception room with fireplace, coving to ceiling and sliding doors leading into the dining room.
Dining Room 3.8m x 3.35m Rear facing reception room with double doors leading to the rear garden. Coving to ceiling.
Sitting Room 5.3m x 3m Front facing reception room.
Kitchen / Breakfast Room 4m x 3.9m Floor and eye level fitted units. Cooker. Fridge / Freezer.
Utility Room 2.5m x 2.1m Leading to the rear garden. Gas boiler. Washing machine.
Studio 3.7m x 3.85m Located to the rear of the half garage, this room is currently used as a home studio and offers great versatility.
Half Garage 2.85m x 2m Up and over door. Storage.
Landing With accommodation off.
Bedroom 1 4m x 3.3m Front facing double bedroom. Fitted wardrobes. Ensuite off.
Ensuite 3.4m x 2m Shower, wc & whb. Under-eaves storage.
Bedroom 2 3.4m x 3.15m Rear facing double bedroom.
Bedroom 3 4m x 3.15m Rear facing double bedroom with fitted wardrobes.
Bedroom 4 3.4m x 2.95m Front facing bedroom
Bathroom 2.3m x 2.3m Bath with Triton shower over, wc & whb.
Outside Granite wall with pillared entrance leads to a tarmac driveway and off street parking. Lawns, plants and shrubs. A gated side entrance leads to the rear garden which is walled in, under lawns and has plants, trees and shrubs together with a large patio area.







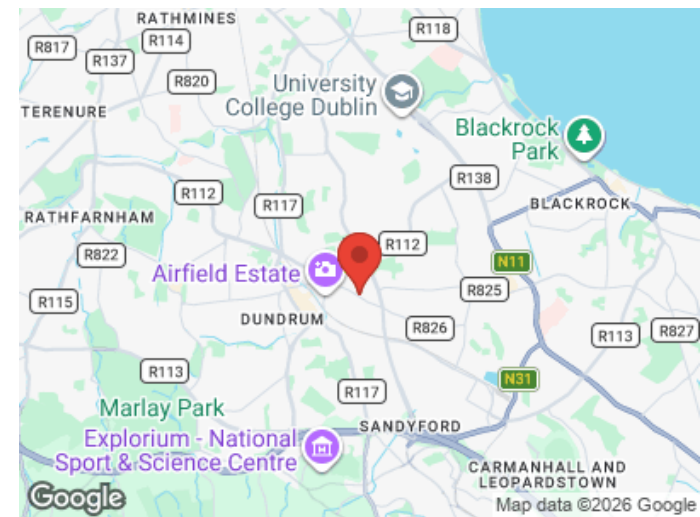
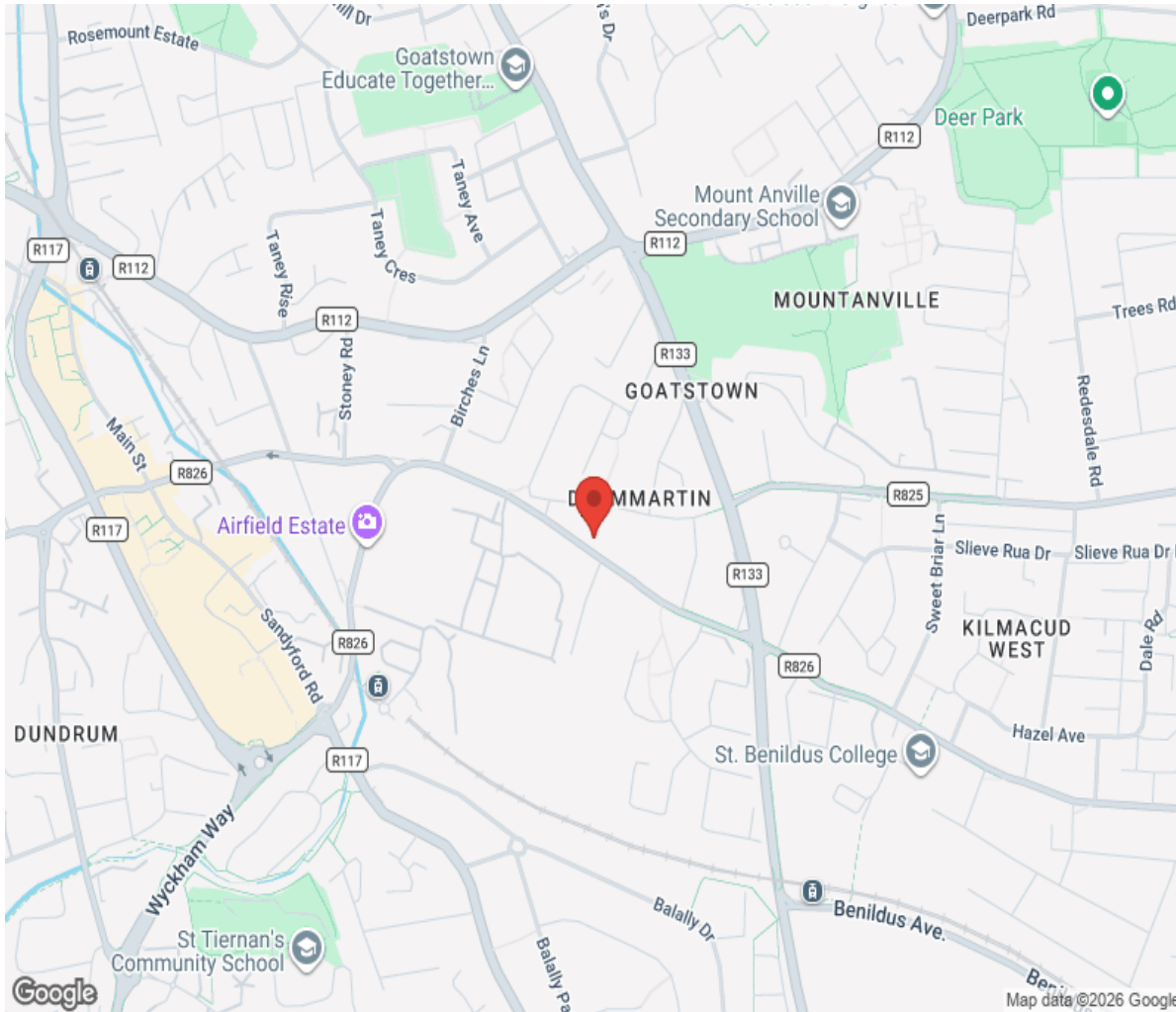




Floor plan



Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com