

# Hamptons

INTERNATIONAL



**22 Myrtle Grove, Stillorgan, Co Dublin, A94**

3  1  2 

GUIDE PRICE

**£690,000**

**(€795,000)**




## Property details



### Attributes

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

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## Description

3 bedroom bungalow for sale DNG is delighted to present this most appealing 3-bedroom detached bungalow to the market. Perfectly positioned in this quiet mature location with excellent potential to extend to create a wonderful family home subject to the necessary planning permissions. An exceptionally private rear garden bordered by mature trees and planting enjoys a most appealing sunny south easterly facing aspect, an attached garage and side entrance leads out to the front garden providing off street parking. The property benefits from bright well-proportioned accommodation throughout comprising of an entrance hallway, living room, Dining Room, kitchen, three double bedrooms and shower room. Stillorgan is an extremely popular and sought-after residential location comprising of several green areas, various specialist shops and eateries, ideally located for families who crave convenience. There are also numerous highly regarded junior and secondary schools within walking distance including St. Brigid's primary, St. Raphaela's Primary and Secondary, St Laurence's Primary, St Benildus, Mount Anville and Oatlands College to name but a few. UCD and other third level colleges are also within easy reach. Stillorgan Village is a short walk away, with Dundrum Town Centre and Sandyford Business Park within a few minutes' drive. Excellent transport links abound including the LUAS which is within a 15-minute walk and several bus routes allowing for an easy commute to the city centre and surrounding area. The N11 (QBC) and M50 are also a short drive away providing access to the national road network. Viewing is highly recommended to fully appreciate all this fantastic property has to offer. Entrance Porch Tiled flooring, door to... Hallway 8.88m x 1.35m Picture rail, telephone point, cloakroom, hotpress with immersion and shelving. access to attic. Living Room 4.71m x 3.34m Brick fireplace with timber mantle, built-in log box. Dining Room 4.24m x 3.33m Fireplace with open fire, picture rail. Kitchen 3.28m x 2.64m Range of built-in units, worktop, stainless steel sink unit, 4 ring halogen hob, extractor fan over, oven, plumbed for dishwasher, washing machine, provision for fridge freezer, door to side and rear garden. Bedroom 1 4.84m x 3.63m Built-in wardrobes, window overlooking rear garden. Bedroom 2 3.55m x 3.25m Window to side. Bedroom 3 3.81m x 2.68m Built-in wardrobes, window overlooking rear garden. Bathroom 2.17m x 1.78m Shower with electric shower, w.c., pedestal wash hand basin, part tiled/panelled walls, tiled flooring, heated towel rail, fitted mirrored cabinet.









# Floor plan

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# Location

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