



17 Beaufield Manor, Woodlands Avenue, Stillorgan,
Co. Dublin, A94CT92

Beirne
& Wise



***** ON VIEW This Saturday 1st November - 12 noon to 12.30pm *****

Nestled within the leafy confines of Beaufield Manor in Stillorgan, this charming townhouse (60sq.m) offers a perfect blend of modern living and tranquil surroundings. Built in 1980 and thoughtfully refurbished in 2018 under the guidance of an architect, this property boasts a contemporary interior that is both stylish and functional.

As you enter, you are welcomed into the stylish kitchen, which is designed to meet the needs of today's discerning homeowner. With its sleek finishes and contemporary fittings, it is a delightful space for culinary creativity. This room is now open plan to a well-proportioned reception room offering wonderful views to the sunny garden. The townhouse features two comfortable bedrooms and the bathroom is fitted with modern amenities, ensuring convenience and comfort.

One of the standout features of this property is the delightful south-facing cottage-style garden. This private outdoor space is perfect for enjoying sunny afternoons, gardening, or simply unwinding in a peaceful setting

Situated in a small, gated development, this townhouse overlooks a mature green, enhancing the sense of community. Stillorgan Village and Shopping Centre, with its wide choice of retail, restaurants and coffee shops is just a 10 minute stroll away, while a choice of bus routes on the N11 will take you to the city centre and beyond. This location is also convenient to Blackrock, Mount Merrion and UCD Campus.

In summary, this modern brick-fronted townhouse in Beaufield Manor is a rare find, combining contemporary living with the charm of a leafy environment. It is perfect for those seeking a stylish and comfortable home in a desirable location.

Features

- Renovated 2 Bed Townhouse
- Re-plumbed heating system with an energy efficient gas combi-boiler
- Stylish Interior with quality kitchen and bathroom fittings
- Ample residents' car parking
- Excellent Bus Service on N11 to the City Centre
- Quiet, gated Development
- Custom made double-glazed wooden-frame windows and patio door
- Sunny south-west facing garden
- Quiet location just a short stroll from Stillorgan Village
- Close to UCD and Smurfit Business School

View

Strictly by appointment with the selling agents Beirne & Wise,
12a Carysfort Avenue, Blackrock, Dublin, T: 01 2880900







Accommodation

KITCHEN

3.78m x 2.43m

Stylish, Teal colour high- gloss wall and floor cupboards with a solid wood work-top and subway tiling. Integrated appliances include an oven, gas hob and overhead extractor, slim-line dishwasher, fridge/freezer and washer/ dryer. A herringbone wood floor extends through to the living area.

LIVING/DINING ROOM

3.78m x 4.72m

Bright lighted- filled room with a custom made, floor to ceiling solid wood sliding door, opening to the delightful rear garden. This room also features a cast-iron solid fuel stove for additional warmth during the winter months. Staircase to first floor accommodation.

FIRST FLOOR LANDING

Access to Attic

BEDROOM 1

3.78m x 2.81m

Large double bedroom over looking the rear garden. Bright room with custom-made built in sliding cabinets.

BEDROOM 2

3.78m x 2.45m

Double room to the front with custom made built in book shelves. Wonderful viewings to the front, over landscaped grounds.

SHOWER ROOM

2.78m x 1.56m

Complete with W.C., wash hand basin pedestal with drawer storage and a large walk-in shower enclosure with glass shower screen. Colourful mosaic style tiled floor and subway wall tiling. Convenient storage press. The addition of a velux window to this room brings natural light to this room.

OUTSIDE

The delightful rear garden enjoys a sunny south-west facing aspect and extends to over 10 m in length. Landscaped with a cottage garden aesthetic, there is a colourful array of roses, perennials such as dahlia, clematis, crocosmia, geranium, fuchsia, columbine, ox-eye daisy, lilies, verbenas, and several spring bulb varieties. There is also a mature wisteria climber, an ornamental acer tree, Boston ivy, Jasmin and pyracantha. Hard landscaping include three built in wooden planters, a garden store and seating bench. The back wall is an old stone boundary wall, further adding to the appeal of this outdoor space. To the front, residents' of this development beautifully maintained communal gardens with a large green area and mature trees. There is one parking space located directly to the front of the house and additional spaces are available closer to the gated entrance.



SERVICE CHARGE

The annual service charge is €1,420.

Some of the main services included are bins, electronic gate, common area maintenance (garden, painting etc.), window washing, parking and an annual skip for residents.

B E R

Ber No. 110377629

Output. 141.02 kWh/m²/yr







