



Auburn Old Dublin Road, Stillorgan, Co Dublin A94 HE48

Beirne  
& Wise





## Auburn Old Dublin Road, Stillorgan, Co Dublin A94 HE48

This substantial detached residence, originally built on a large plot and thoughtfully extended over the years, has been designed for family living and offers a perfect blend of classic character and modern convenience. Spanning an impressive 248sq.m. ( includes 20sqm Attic room ) this spacious home features three inviting reception rooms together with four generously sized double bedrooms, providing ample space for family living or accommodating guests. The substantial gardens further complement a residence of this size and will appeal to those seeking a private family home in an excellent location.

This location offers a tranquil retreat while still being conveniently close to the vibrant Stillorgan village and Shopping Centre. Residents can enjoy a variety of shops and cafes on their doorstep while the many amenities of Mount Merrion and Blackrock are also close by. There are a choice of excellent schools nearby including Oatlands College, Blackrock College, St Andrews and Colaiste Eoin. UCD campus is also close by and a selection of city bound bus routes are available on the N11.

While in need of general upgrading throughout, this home combines the charm of its original architecture with the benefits of modern living and will appeal to those seeking a substantial family home in a hard to beat location.



### Features

- Substantial Detached Residence
- 3 Reception Rooms
- Large Front and Rear Gardens
- Gas Fired Central Heating
- Attic Storage Room
- Side and Rear Extension
- 4 Double Bedrooms
- Double Garage to the Side
- Off Street Parking
- Close to Shops and Schools

### View

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







## Accommodation

### HALLWAY

3.50m x 6.65m

An attractive arched door leads to the large, square reception hall with decorative ceiling coving. Convenient understairs storage cupboard and large cloak cupboard with gas boiler.

### SHOWER ROOM

Fully tiled with shower cubicle, W.C. and wash hand basin. Wall mounted circular mirror.

### DRAWING ROOM

3.95m x 5.78m (max)

Well proportioned reception room with a bow window and feature marble fireplace. Built in cabinets with display shelving.

### LIVING ROOM

3.17m x 5.01m

Second reception room with a raised hearth fireplace with gas fire inset. Wooden flooring and open arch to the Sitting/Dining Room. Windows to both the front and side aspect.

### SITTING/DINING ROOM

3.67m x 4.40m

Versatile room to suit a variety of uses. Double patio doors open to the rear deck and garden.

### PANTRY

2.41m x 2.95m

Generous wall and floor built in cupboards including wine shelves and pull out bin cupboards. Tiled floor and open arch with steps down to the impressive kitchen extension.

### UTILITY

1.62m x 2.95m

Convenient utility room with built in cupboards and plumbing for a washing machine. Tiled floor.

### KITCHEN BREAKFAST/FAMILY ROOM

7.02m x 5.92m

Large light filled extension with multiple ceiling skylights and two sets of patio doors to the rear garden. Fitted with an extensive range of shaker style wall and floor cupboards with a large centre kitchen island and ceramic Belfast sink. Appliances include a large double stove with gas hob, eyeliner oven, fridge freezer and dishwasher. Tiled floor.

### FIRST FLOOR LANDING

With a hot press cupboard and stairs to the attic floor.

### BEDROOM 1

3.60m x 5.8m (max)

Large master bedroom with a bow window.

### EN-SUITE

Fully tiled with a shower cubicle, W.C., wash hand basin and heated towel rail.





#### BEDROOM 2

3.66m (max) x 4.38m (max)

Large double bedroom with built in wardrobes.

#### BEDROOM 3

3.56m x 3.85m

Large double bedroom with built in wardrobes.

#### BEDROOM 4

4.33m x 3.05m

Double bedroom with built in wardrobes.

#### BATHROOM

Large family bathroom with a corner bath, W.C. and wash hand basin. Fully tiled.

#### SECOND FLOOR LANDING

With access to a large eaves storage cupboard.

#### ATTIC ROOM

5.13m x 3.12m

Large attic storage room with eaves cupboards. Naturally bright with four ceiling skylights.

#### OUTSIDE

A gated driveway leads to the front of the property and provides off street parking for multiple cars. A gated side pedestrian access leads to the rear garden which is laid mainly in lawn and has a large wrap-around deck. High perimeter walls and mature trees provide good privacy.

#### GARAGE

5.5m x 6.8m

A wide side access provides vehicular access to the side garage. The garage is divided into two rooms, the front has an up and over door vehicular access. The back room is accessed via the garden and is ideal for garden storage or even a home gym. Both rooms have electric power.

#### B E R

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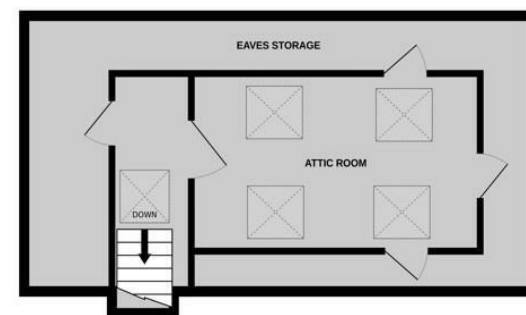
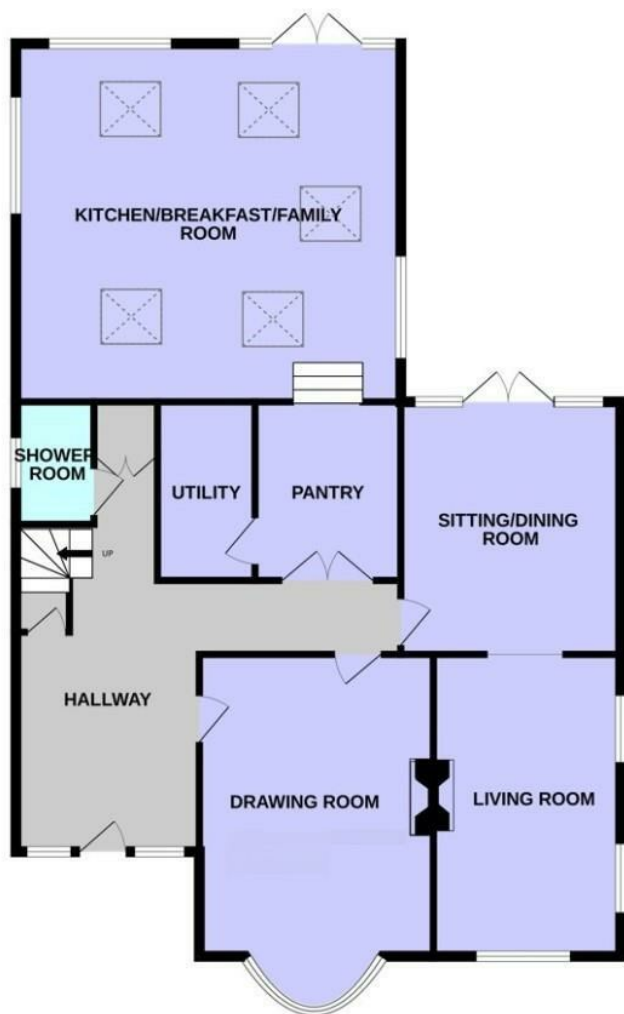
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