



24 The Elms, Stillorgan Road, Dublin 4. D04 H6Y7

Beirne
& Wise

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The Elms is an exclusive development of large, detached homes, set in a quiet key-hole cul-de-sac with pleasant views over the adjoining Elm Park golf course. No 24 directly faces the golf course and enjoys a prime location with good privacy and a leafy outlook. The internal accommodation extends to a very generous 190sq.m. over three floors and comprises at ground floor level: Entrance hall, two interconnecting reception rooms, kitchen/breakfast room, shower room and office/playroom. At first floor level, there are five bedrooms (2 with ensuite shower rooms) and a family bathroom. The attic has been converted to accommodate two full height rooms and a shower room.

The sunny south-facing garden is fully walled and enjoys plenty of sunshine throughout the day. There is also a large concrete built utility/shed, that has plumbing for a washing machine.

This location could not be more convenient. It is just a stone's throw from the N11, making access to the city centre a short bus ride away. The Elms is also convenient to the DART at Booterstown and is within walking distance of Donnybrook Village. The UCD campus is in the immediate vicinity, as is St Vincent's Hospital, Blackrock Clinic and RTE Studios. Some of Dublin's best regarded schools are nearby including St Michaels College, Blackrock College, Mount Anville and Colaiste Eoin.

In summary, this delightful home on Stillorgan Road presents a rare opportunity to acquire a spacious and versatile property in a peaceful setting, making it an ideal choice for families seeking both comfort and convenience.

Features

- Detached 5 Bedroom Family Home
- Gas Fired Central Heating
- Ideal Position Overlooking Elm Park Golf Course
- Strong Investment Opportunity Adjacent UCD Campus
- Close to Schools and Shops
- Attic Converted with 2 Further Rooms and a Shower Room
- South Facing Rear Garden
- Off Street Parking
- Quiet Cul De Sac Location
- Convenient to the City Centre

View

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







Accommodation

ENTRANCE HALL

With tiled floor. Understairs storage cupboard.

LIVING ROOM

3.86m x 5.10m

Well proportioned reception room with a marble style fireplace. This room is open plan to the dining room.

DINING ROOM

3.86m x 4.04m

Overlooks the rear garden.

KITCHEN/BREAKFAST ROOM

4.68m x 3.46m

Fitted with wall and floor cupboards. Plumbed for a dishwasher. Door to side entrance and rear garden.

SHOWER ROOM

An inner hall opens to the downstairs shower room. Complete with W.C., wash hand basin and step in shower cubicle. Mirrored vanity cabinet.

FAMILY ROOM/OFFICE

2.38m x 3.18m

This versatile room could be used as a large home office/play room or teenage den.

FIRST FLOOR LANDING

With a large walk in boiler room and hot press cupboard. A staircase continues to the attic floor accommodation.

BEDROOM 1

3.02m x 4.54m

Double room to the front. Built in wardrobes.

EN SUITE

With wash hand basin, W.C. and a shower cubicle.

BEDROOM 2

3.01m x 3.91m

Double room overlooking the rear garden. Built in wardrobes.

EN SUITE

With wash hand basin, W.C. and a shower cubicle.

BEDROOM 3

2.48m x 3.10m

Double room with built in wardrobes.



BEDROOM 4
2.48m x 4.45m
Double room with built in wardrobes.

BEDROOM 5
2.95m x 2.40m
Single room.

FAMILY BATHROOM
Complete with W.C., wash hand basin, bath and step in shower cubicle.

SECOND FLOOR LANDING
Roof window.

ROOM 1
2.40m x 3.62m
Window to side aspect.

ROOM 2
2.90m x 3.62m
Window to side aspect.

SHOWER ROOM
Recently fitted contemporary shower room with W.C., wash hand basin and shower cubicle.

OUTSIDE
To the front of the property, there is a low maintenance garden with gravel and shrubs. There is also off street parking and a gated side passage opens to the rear garden. The rear garden is fully walled and has a south facing orientation.

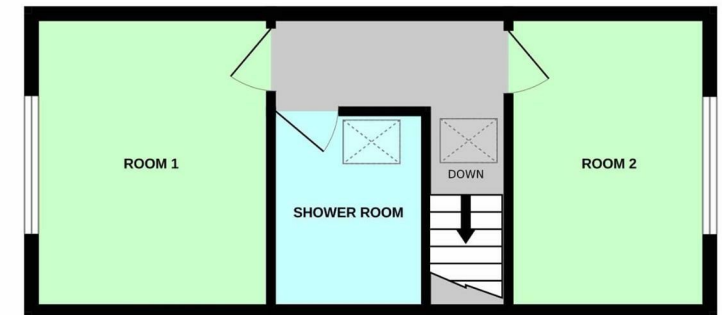
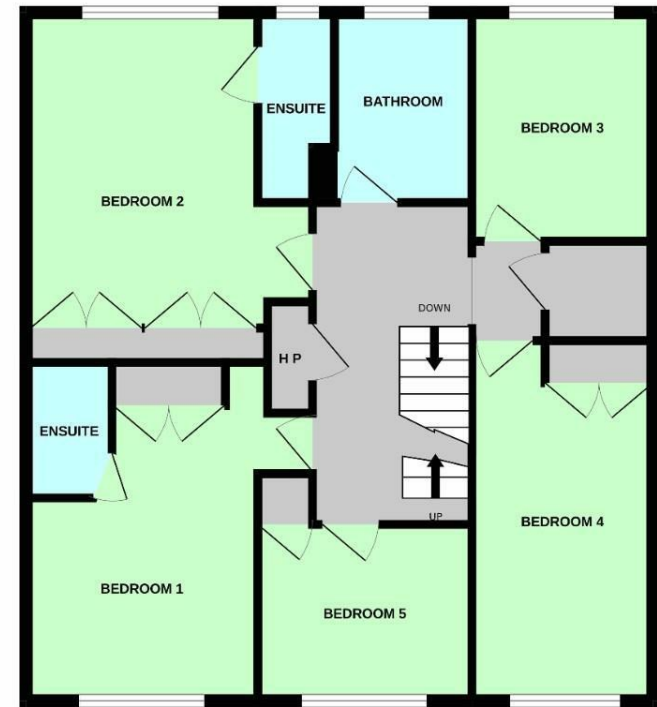
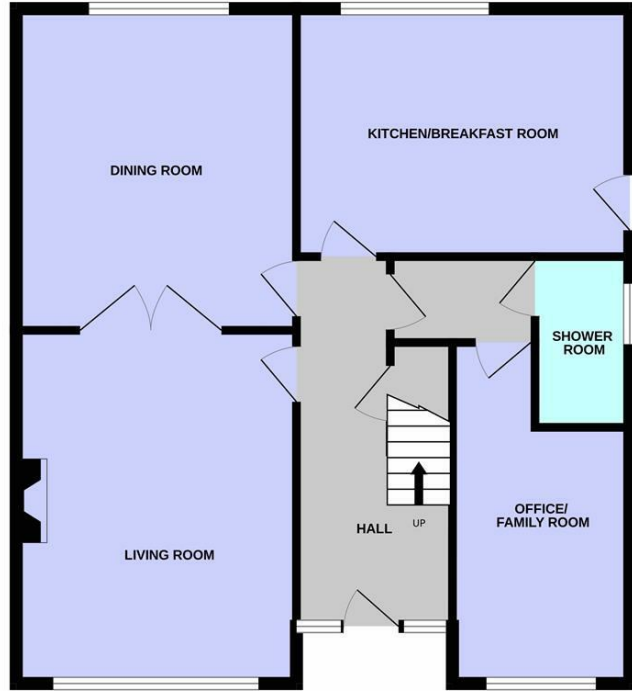
UTILITY STORE
2.28m x 3m
Plumbed for a washing machine. Ideal for garden tools and bike storage.

BER
BER Number: 102731023









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& Wise**

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