



114 Upper Kilmacud Road, Stillorgan, Co Dublin A94CP27

Beirne
& Wise



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For Sale By Private Treaty

Number 114 is a smart well extended, four-bedroom semi-detached family home, well situated in this mature residential neighbourhood with the benefit of a glorious south facing rear garden. The up-graded, well-proportioned accommodation comprises; Entrance hall, guest W.C., living/dining room, semi-open plan kitchen, dining, family & TV room with access to a utility room (the original garage) and at first floor, four good bedrooms - one ensuite and a shower room. A bonus is the cleverly converted attic adaptable for many uses.

It is ideally located, within minutes of Stillorgan, Sandyford and Dundrum Shopping Centres. This is one of South Dublin's much-loved suburbs, and with some justification; there is a selection of premier schools nearby – Mount Anville National and Secondary, St Laurence's, St Benildus, Oatlands College and St Raphaela's to mention a few. UCD and its associated leisure facilities are at hand as well as a selection of playfields at Deer Park, Mount Merrion and the Kilmacud Crokes at Pairc de Burca. It is within an easy walk to the LUAS and the Aircoach nearby. There are frequent buses to the city and beyond via the QBC on the N11 as well as being close to the M50.



Special Features

- Floor area 151 sq. m. approx. excl. attic conversion 16 sq. m. approx..
- Solar panels
- Contemporary Shaker style kitchen with built-in appliances.
- South facing landscaped rear garden
- Double glazed windows
- Modern day open plan family friendly kitchen, dining, family room.
- Modern guest w.c., shower room and ensuite bathroom facilities.
- An easy walk to the LUAS

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

ENTRANCE HALL

An open tiled porch leads to the hall with an attractive glazed screen, coved ceiling, laminate flooring, and access to spacious understairs storage.

GUEST W.C.

Contemporary, with eye catching partial wall tiling and floor tiling, with concealed cistern W.C., vanity W.H.B. with monochrome tap.

LIVING / DINING ROOM

6.19m x 4.12m

This is an impressive reception room extending the width of the house with two windows, with coved ceiling, recessed downlighters, laminate flooring and a feature period style open fireplace.

TV ROOM

3.31m x 3.15m

A cosy snug, with coved ceiling, recessed downlighters, laminate flooring, with a solid fuel stove with timber mantel providing a focus for this comfortable space, open to the family area and pocket doors to the

KITCHEN

3.31m x 2.75m

L - shaped kitchen with laminate flooring, recessed down lighters, an array of floor and wall mounted Shaker style units, with built-in double oven, microwave, extra wide ceramic hob with overhead extractor, integrated dishwasher, and fridge / freezer. Open to

DINING / FAMILY AREA

5.55m x 3.88m

Extended area - bright and airy with partial pitched roof with six roof lights, recessed down lighters, laminate flooring - the perfect space for entertaining, with twin French doors leading to the wonderfully sunny patio and garden. Access to

UTILITY ROOM

4.95m X 2.63m

The original garage with door from the front driveway and access to the rear garden. With tiled flooring, built-in floor and wall mounted units, plumbed for a washing machine and dryer with stainless steel sink and plenty of space for storage and freezer if required.

FIRST FLOOR

LANDING

With access to all rooms and stairs to converted attic.

BEDROOM ONE

4.19m x 3.06 MAX

Principal bedroom overlooking the front garden with built-in wardrobes and bespoke low level built-in drawers and storage units.



EN-SUITE

Stylish contemporary bathroom with wall and eye-catching floor tiling, recessed downlighters, with suite comprising; bath with adjustable shower head and screen, close coupled W.C., vanity W.H.B., with overhead mirror and mirrored cabinet, towel radiator, and extract fan.

BEDROOM TWO

4.19m x 3.03m

This is a generous double room to the front with built-in wardrobes incorporating a workstation and overhead shelving, and built-in drawer units similar to bedroom one.

BEDROOM THREE

3.31m x 3.04

Another double room, to the rear with sliding door built-in wardrobes.

BEDROOM FOUR

3.31m x 3.04m MAX

A small double or generous single overlooking the rear garden.

SHOWER ROOM

Well-appointed contemporary with similar finish to ensuite with floor and wall tiling, shower cubicle with curved screen and electric shower unit, concealed cistern W.C., vanity W.H.B., and towel radiator.

ATTIC CONVERSION

3.55m x 3.33 max

At landing level there is access to the Hot Press. A door leads to the converted attic with roof light, access to eaves storage and incorporates clever storage units and built-in shelving with a pitch pine sheeted interior finish. Access to

SHOWER ROOM

With a roof light, fully tiled with shower cubicle, screen complete with an electric shower unit, concealed cistern W.C and walled mounted W.H.B and overhead mirror.

GARDENS

There is a walled front garden with the driveway providing parking for a couple of cars with a lawn area and perimeter shrubbery. Access to the rear garden is via the utility room. The rear garden (10.8 m long approx.) has the much sought after south facing aspect with a generous patio area-perfect for al-fresco dining and entertaining. There is access to the OFCH boiler house and a timber garden shed. The landscaped garden is in lawn with trellised walls with an abundance of perimeter planting providing year-round interest. An outdoor tap completes the picture.

BER

Number: 1170181198

Output: 203.69 kWh/m2/yr





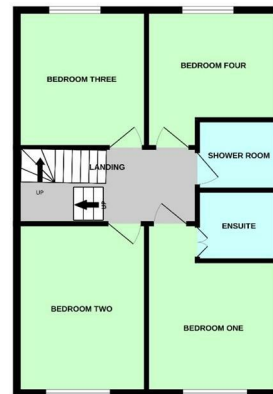




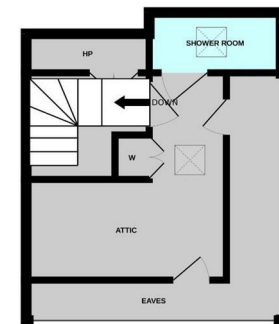
GROUND FLOOR



1ST FLOOR



ATTIC LEVEL



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