

For Sale By Private Treaty

77 sq. m. (829 sq. ft.)



40 Beaufield Park
Stillorgan
Co. Dublin
A94 NA78

TURLEY
PROPERTY ADVISORS

BER C3

DESCRIPTION

Turley Property Advisors are delighted to present 40 Beaufield Park, a charming two/three-bedroom semi-detached home occupying an exceptional site in one of Stillorgan's most sought-after residential developments.

Extending to approximately 77 sq.m. (829 sq.ft.), the property is well maintained and offers bright, well-proportioned accommodation including a living room and separate kitchen diner. There is a second reception room which would comfortably house a third bedroom. Upstairs there are two dual aspect double bedrooms.

What truly sets this property apart is its substantial site. The large area to the side of the house offers outstanding development potential, with ample space for a significant extension or even the construction of a second dwelling, subject to planning permission. Importantly, strong precedent has already been established throughout Beaufield Park, where numerous neighbouring properties have been extended and, in several cases, additional homes have been successfully developed on similar sites.

The private south-facing rear garden enjoys excellent sunshine throughout the day, while a detached garage and additional outbuildings provide valuable storage and further potential for a home office, gym or workshop.

Beaufield Park is renowned for its mature surroundings, strong community spirit and exceptional convenience, with a wealth of schools, shops, parks and transport links all within easy reach.

This is a rare opportunity to acquire a home with immediate appeal and exceptional future potential on one of the finest sites left in the area.



LOCATION

Beaufield Park is a highly regarded residential enclave located just a short stroll from the heart of Stillorgan Village. Residents enjoy immediate access to an excellent range of amenities including Stillorgan Shopping Centre, local boutiques, cafés, restaurants, supermarkets and leisure facilities. Stillorgan is renowned for its outstanding selection of schools, with St. Raphaela's, Oatlands College, St. Benildus College, Mount Anville and Blackrock College all within easy reach.

The location offers superb connectivity, with frequent Dublin Bus services operating along the nearby N11 Quality Bus Corridor, providing swift access to Dublin City Centre and beyond. The Luas Green Line is also within easy reach, while the M50 and N11 road networks are only minutes away, making commuting exceptionally convenient. UCD Belfield, Sandyford Business District, Dundrum Town Centre and Blackrock Village are all close by, further enhancing the appeal of this superb address.

Combining a mature residential setting, excellent transport links and an unrivalled range of amenities, 40 Beaufield Park enjoys all the benefits of suburban living in one of South Dublin's most enduringly popular locations.

ACCOMMODATION

Ground Floor

- Hall: 1.1 x 1.0
- Living Room: 3.9 x 3.2
- Kitchen / Dining Room: 5.1 x 3.8
- Bedroom 1 / Office: 3.9 x 2.6
- Bathroom: 1.8 x 1.7

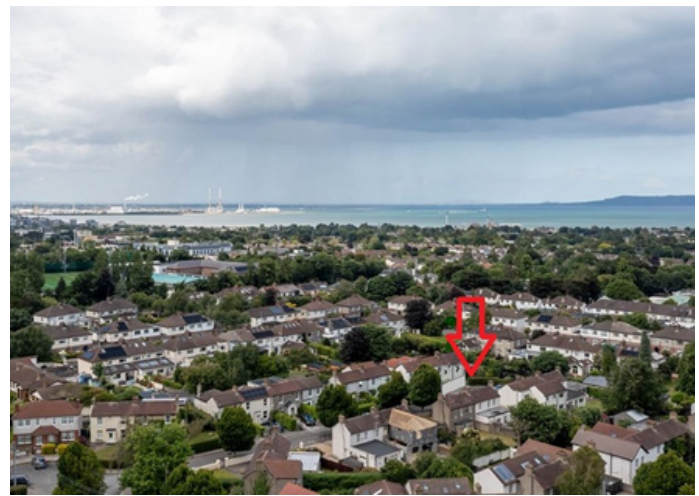
First Floor

- Upstairs Landing: 0.9 x 0.8
- Bedroom 2: 3.9 x 3.4
- Bedroom 3: 3.9 x 2.6

Total: 77 sq. m. (829 sq. ft.)



ADDITIONAL DETAILS



BER
C3

BER NO
116569815

PRICE
€795,000

TITLE
Freehold

VIEWINGS
Strictly by Appointment with the sole selling agents.

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