



112 WesburyDublin

Upper Kilmacud Road, Stillorgan, Co. Dublin

Lisney | Sotheby's  
INTERNATIONAL REALTY





## 112 Wesbury, Upper Kilmacud Road, Stillorgan, Co. Dublin

### Features

- Beautiful refurbished and renovated detached accommodation extending to 151 sq.m (1,625 sq. ft)
- Highly efficient B energy rating
- Most impressive open plan kitchen/living/dining room
- Bespoke kitchen with state of the art kitchen appliances and feature island
- Superb southerly Garden
- Gas fired central heating
- Triple glazed windows throughout
- E.V charging point
- Superb prime location beside Stillorgan village and Kilmacud Crokes G.A.A.
- Within walking distance of local Luas station, N11 bus corridor
- Close to excellent schools, shopping & leisure amenities, healthcare facilities and public transport
- Fitted carpets and Integrated kitchen appliances included in the sale

112 Wesbury is an excellent opportunity to acquire a beautiful, detached family home superbly located in a quiet cul de sac, presented in excellent condition throughout and with the benefit of a private southerly rear garden. This very well-maintained property combines modern living within a highly sought after location making it an ideal choice for families or anyone seeking a high-quality residence close to all amenities.

The accommodation has been significantly upgraded by the current owners, incorporating triple glazing throughout, a new ensuite, and beautifully landscaped gardens. On arrival, you are greeted by an inviting entrance hallway which leads to a spacious living room overlooking the front. Double folding doors open into a most impressive open-plan kitchen, living and dining area, complete with a feature island and full views of the sunny rear garden. A separate family room and a guest WC complete the ground floor. Upstairs, there are four generously sized double bedrooms and a family bathroom. The master bedroom benefits from a newly fitted ensuite.

The southerly facing rear garden is a true highlight, offering exceptional privacy and a wonderful setting for both relaxation and entertaining, with a composite decking area for al fresco dining, an artificial lawn, and mature planting. A resin pathway leads to a wide side passage, while a block-built shed, plumbed for a washing machine and dryer and housing the boiler adds practical convenience. The garden also benefits from a partially covered roof, outdoor lighting, and an outdoor tap, making it both charming and highly functional.

Further features include an EV charging point, low maintenance resin driveway, a very good B energy rating, reflecting the home's modern efficiency. Subject to acquiring the necessary planning permission, there is also excellent potential to extend to the rear (s.t.p.p).

The location would be difficult to beat, being situated in a quiet cul de sac yet close to every conceivable amenity and with an excellent selection of primary and secondary schools close by. Including St. Raphaela's primary and secondary, St. Lawrence's Boys' National School, St. Benildus's College, Oatlands College and Mount Annville primary and secondary schools. Blackrock College, Sion Hill, St. Andrews, Coláiste Eoin & Coláiste Iosagain are only a short drive away. The property is within walking distance of Stillorgan village with all its amenities including restaurants, coffee shops, boutiques and eateries. The transport links the property enjoys are second to none being within walking distance of the local Luas station in Stillorgan and N11 QBC bus corridor with swift access to the city center.









## Accommodation

**Entrance Hallway:** 1.56m x 5.9m (5'1" x 19'4") Attractive hardwood oak flooring, ceiling coving, centre rose.

**Living Room:** 3.58m x 5.6m (11'9" x 18'4") With attractive oak flooring, picture window overlooking front, centre rose, ceiling coving, beautiful limestone fireplace with gas stove, folding doors leading through to the kitchen/living/dining room.

**Kitchen/Living/Dining Room:** 7.7m x 5.4m (25'3" x 17'9") With part oak flooring, ceiling coving, centre rose, sliding door to rear garden, recessed down lighting, kitchen area is fitted with a very good range of overhead press and drawer units, with granite work surfaces, tiled floor, tiled splashback, Neff four ring induction hob with extractor fan over, undermounted stainless steel sink unit, Neff double oven, space for an American style fridge/freezer, feature island with granite/marble work surfaces, two Velux roof lights, recessed down lighting and doors to rear garden.

**Guest WC:** With wash hand basin, w.c, tiled floors, part tiled walls, frosted window to side.

**Family Room:** 2.33m x 4.03m (7'8" x 13'3") With attractive oak flooring, ceiling coving, centre rose, picture window overlooking the front.

**Bedroom 1:** 3.5m x 3.95m (11'6" x 13') With mirrored slide robes, picture windows overlooking the front.

**Bedroom 2:** 3.28m x 4.2m (10'9" x 13'9") With mirrored slide robes, door to balcony, picture window overlooking front, television point, beautiful ensuite bathroom.

**Ensuite Bathroom:** With fully tiled marble effect floors and walls, step in rainfall shower with telephone shower attachment, w.c, wash hand basin with storage underneath, frosted window to side, heated towel rail, Vortice Expel Air, medicine cabinet, recessed shelving with LED lighting in the shower and wall mounted mirror.

**Landing:** With hatch to partially floored attic, pull down stairs and door to hot press.

**Bedroom 3:** 4.2m x 2.7m (13'9" x 8'10") With sliding door wardrobes, picture window overlooking the rear.

**Family Bathroom:** With wash hand basin, wc, window to side, heated towel rail, tiled floor, tiled walls, step in shower with Aquastream electric shower, bath and frosted window to the side, recessed down lighting.

**Bedroom 4:** 2.7m x 3.2m (8'10" x 10'6") Picture window overlooking the rear, ceiling coving, built in fitted wardrobes.

## BER Information

BER: B3. BER No: 102672136.

EPI: 147.03 kWh/m<sup>2</sup>/yr.

## Eircode

A94 EK29









## OFFICES

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820  
E: blackrock@lisneysir.com

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
T: 01 285 1005

103 Upper Leeson Street,  
Ballsbridge, Dublin 4,  
D04 TN84.  
T: 01 662 4511

29 Dunville Avenue,  
Ranelagh, Dublin 6,  
D06 K283.  
T: 01 662 4511

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42  
T: 01 638 2700

1 South Mall,  
Cork, T12 CCN3  
T: 021 427 8500



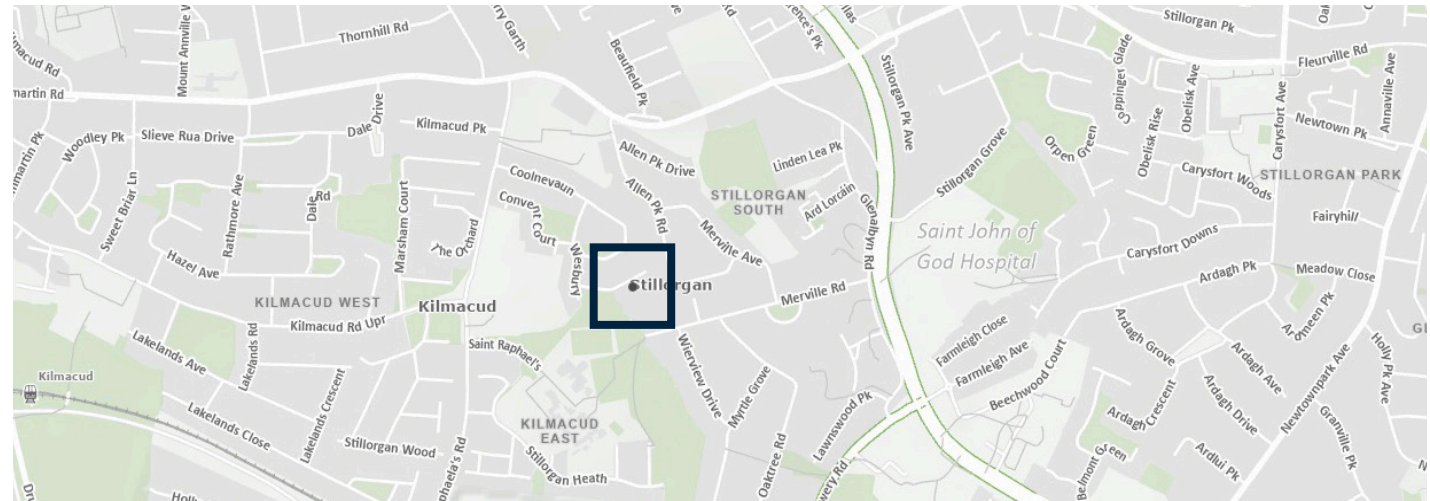
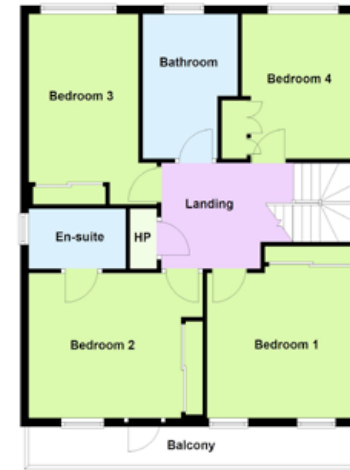
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.



© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's  
INTERNATIONAL REALTY