



13 St. Brigid's Park, Foxrock, Dublin 18.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are delighted to present this fine four bedroom home ideally located in a quiet enclave in this extremely convenient location. No. 13 St. Brigid's Park enjoys bright well-proportioned accommodation throughout and extends to approx. 98sq.m. / 1,055sq. ft which has been very well maintained throughout. The property also has the added benefit of a large south westerly facing rear garden with a purpose storage shed/workshop.

St. Brigid's Park is a much sought after family friendly development due to its easy accessibility to a host of amenities. The development is within walking distance of Cornelscourt Shopping Centre and village and within close proximity of Foxrock, Cabinteely and Stillorgan Villages and Dundrum Town Centre offering a host of local amenities including various restaurants, coffee shops and several specialist shops. The area also enjoys many recreational amenities at Cabinteely Park, Carrickmines Lawn Tennis Club, Leopardstown Racecourse and several nearby golf clubs including the Leopardstown, Stepside, Dun Laoghaire and Powerscourt Golf Courses.

The M50 is within a few minutes' drive away, the LUAS green line is also close by along with numerous bus routes along the OBC on the

N11. There are host of renowned primary and secondary school within the area.

Viewing is highly recommended.

SPECIAL FEATURES

- » Bright and spacious four bedroom home.
- » Quiet convenient location.
- » Double glazed windows.
- » Off street parking for two cars.
- » Gas fired central heating.
- » Walking distance to local shops and excellent transport links.
- » Extending to c.98sq.m.(1,055sq.ft).



ACCOMMODATION

ENTRANCE PORCH

2.8m(9'1") x .96m(3'1")

Wood effect laminate flooring and door to...

HALLWAY

3.75m (12'3") x 1.85m (6')

Wood effect laminate flooring and dado rail.

SITTING ROOM

3.79m(12'4") x 3.76m(12'3")

Timber mantelpiece with open fire, tiled inset and hearth, picture rail, tv point, stripped and polished timber flooring.

DINING ROOM

5m(16'5") x 4.85m(15'11")

Wood effect flooring, two fitted dressers, separate storage cupboard, hotpress. Leading to...

KITCHEN

6.1m (20')x 1.95m (6'5")

Range of shaker fitted units,worktops,tiled splashbacks and stainless steel sink unit. Cooker with extractor fan over, plumbed for washing machine, provision for fridge freezer. Door to garden.

STAIRCASE TO FIRST FLOOR

BEDROOM 1

3.76m(12'3") x 3.14m(10'2")

Fitted wardrobes, stripped and polished timber flooring.

BEDROOM 2

3.77m(12'3") x 2.45m(8')

Fitted wardrobes, stripped and polished timber flooring.

BEDROOM 3

3.78m(12'3") x 2.25m(7'3")

Built in wardrobe, stripped and polished timber flooring.

BEDROOM 4

2.72m (8'10") x 2.49m (8'1")

Fitted wardrobe, painted timber flooring.

SHOWER ROOM

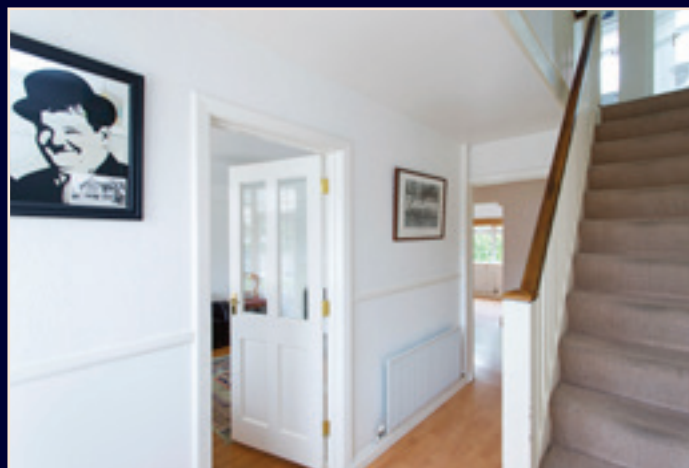
1.69m(5'5") x 1.38m(4'5")

Step in tiled shower unit with Triton T90 electric shower. Pedestal wash hand basin, part tiled walls, tiled flooring.

SEPARATE W.C.

1.39m (4'5") x .73m (2'3")

W.C. and tiled flooring.



OUTSIDE

The front of the property offers generous off street parking for 2 cars and is bordered by a raised flowerbed. There is a most appealing south westerly facing rear garden extending to 15.3m long x 6.5m wide (50' x 21'3") with a large purpose built storage shed/workshop.

DIRECTIONS

Travelling up Cornelscourt Hill take your first turn right into Gort Na Mona Drive, continue straight on which leads into St. Brigid's Park. No. 13 is past the green on your left hand side.

BER DETAILS

Ber: E2

Ber Number: 106666076

Performance Energy Rating: 354.11kWh/m2/yr

VIEWING

Viewing by appointment only with sole selling agents. Hunters Estate Agent, City Centre on 01 289 7840 or email: info@huntersestateagent.ie



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Terms and Conditions

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