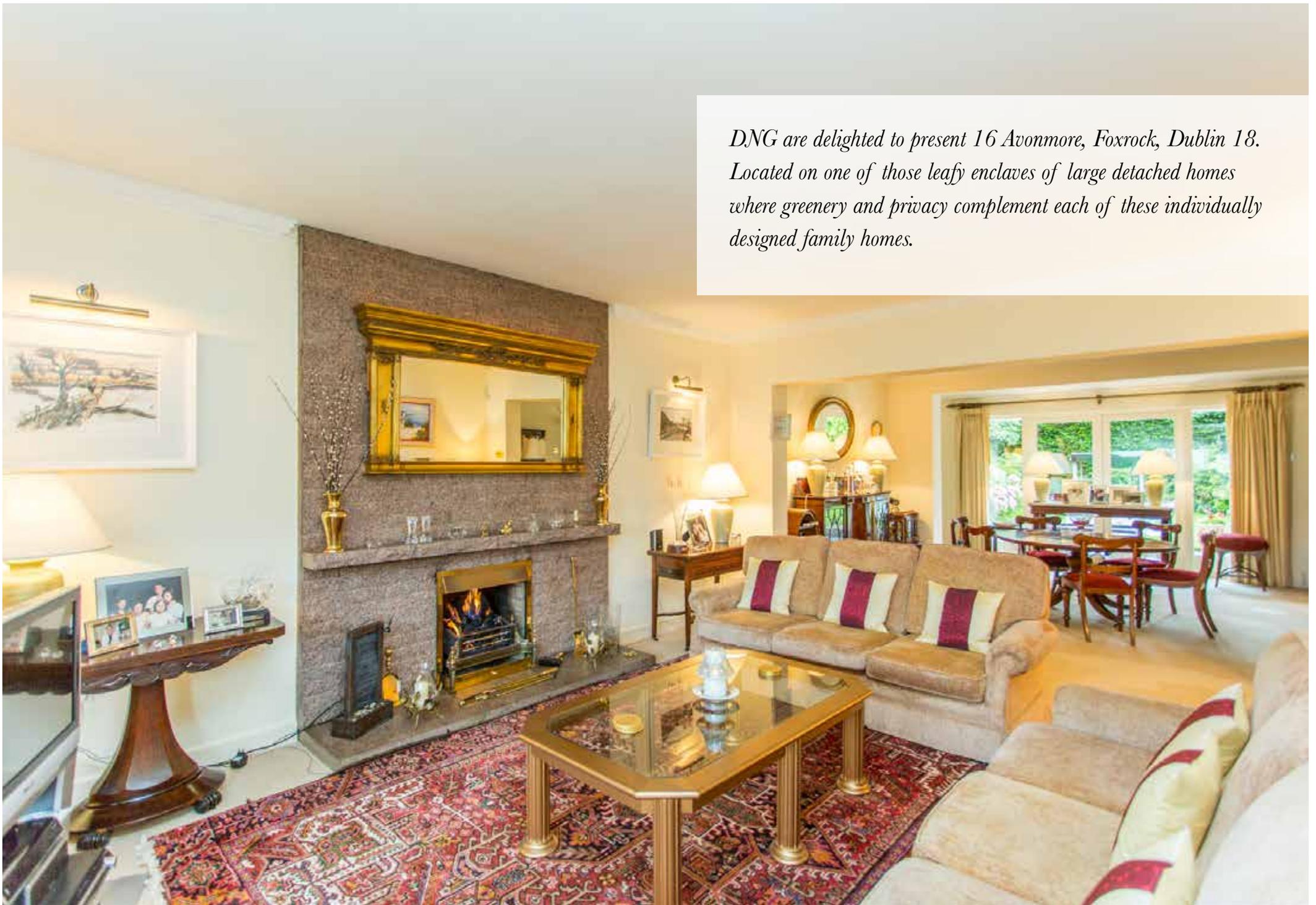


DNG are delighted to present 16 Avonmore, Foxrock, Dublin 18. Located on one of those leafy enclaves of large detached homes where greenery and privacy complement each of these individually designed family homes.





DNG Stillorgan

18 Lwr Kilmacud Road, Stillorgan, Co. Dublin
T: 01 283 2700 | E: stillorgan@dng.ie

Negotiator:

Brian Dempsey / Mark Stafford
PSL 002049

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.



Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



BER F



16 Avonmore,
Leopardstown Road, Foxrock, Dublin 18, D18H2N0

236 sq.m. / 2,540 sq.ft.

DOUGLAS NEWMAN GOOD

DNG



16 Avonmore, Leopardstown Road, Foxrock, Dublin 18, D18H2N0

DNG are delighted to present 16 Avonmore, Foxrock, Dublin 18. Located on one of those leafy enclaves of large detached homes where greenery and privacy complement each of these individually designed family homes.

16 Avonmore is a large detached home, located in this wonderful private cul-de-sac off Leopardstown Road. Built in c.1977, the house spans 236 sq. m. (2,540 sq. ft.) approx. of well laid out accommodation in pristine condition.

On entering No. 16, one is welcomed by a spacious double reception hall filled with natural light. The open-plan theme continues on to the large kitchen/ family room at the rear of the property. Reception rooms run the width of the house while the alignment of their connecting glazed doors gives immediate visual interest and a feeling of spaciousness and depth. There is also a study with connecting storage room, WC and utility room on the ground floor.

The upstairs four bedrooms are well laid out, all with built-in wardrobes. They are separated by a light and airy landing that takes in the views of the Dublin Mountains. Two of the bedrooms are ensuite and the family bathroom completes the accommodation upstairs.

The gardens are a real feature of this family home, with the landscaped front garden featuring Indian sandstone and gravel with parking for up to six cars. This is coupled with a variety of plants, mature evergreen shrubs and trees. The rear garden is 19m approx. in length with lawn surrounded by mature evergreen shrubs and boundary screening, ensuring total privacy.

Features

- Detached family home.
- Generous accommodation, 236 sq.m. / 2,540 sq.ft. (approx.).
- Landscaped gardens, front and rear, with parking for six cars.
- OFCH.
- Alarm.
- Very well respected residential address.
- Quaint but modern Foxrock Village, with excellent restaurants, cafes and shops.
- Adjacent Golf Course, Leopardstown Race Course and Westwood Health Club
- and Spa.
- Some of Dublin's finest schools, including the popular Lycee Francais.
- The N11 with the QBC providing fast and efficient access to Dublin City
- Centre, Stillorgan and Dun Laoghaire.
- The M50 Motorway.
- The Luas rapid rail is also nearby with access to the city centre, Dumdum Town Centre, Stillorgan and Cherrywood.

BER: F | BER Number: 108824962 | Energy Performance Indicator:395.21 kWh/m²/yr

View By Appointment

Asking Price: €1,100,000

Accommodation

Entrance Hall: 6.2m x 3m Spacious and inviting entrance hallway allowing the eye flow through the glazed doors through the kitchen and into the mature rear garden, including a cloakroom and storage closet. Stairs to first floor level and access to side passage.

Living /Dining Room: 11m x 5.49m (furthest points) Very large open plan room enjoying a dual aspect, with a bay window overlooking the gardens towards the Dublin Mountains and large double patio doors to the rear garden. It also features a handcrafted full height granite fireplace and ceiling coving throughout.

Kitchen / Breakfast Room: 6.4m x 4m Shaker style floor and eye level fitted maple units complemented by a granite splash back, Neff double oven with gas hob and extractor fan, Hotpoint fridge and freezer, dishwasher, microwave oven. A glass door leads from the dining area to the garden.

Utility Room: Wall and floor units, whb with tiled splash back, velux window, washing machine and dryer.

TV room / Study: 3.6m X 2.860m Bay window overlooking the lovely rear garden. This room is spacious in size and has a door which leads to a large storage area (2.49m x 2.62m) with wc and whb.

Landing: Light and airy with views of the Dublin Mountains.

Master Bedroom: 6.18m x 4.65m (furthest points) Large L-shaped double suite style bedroom with bay window overlooking the rear garden, built in units and a TV point.

Ensuite: 2.94m x 2.94m Jacuzzi bath, WC, whb, bidet and built in vanity unit.

Bedroom 2: 4.47m x 3m Front facing double bedroom with built in wardrobes.

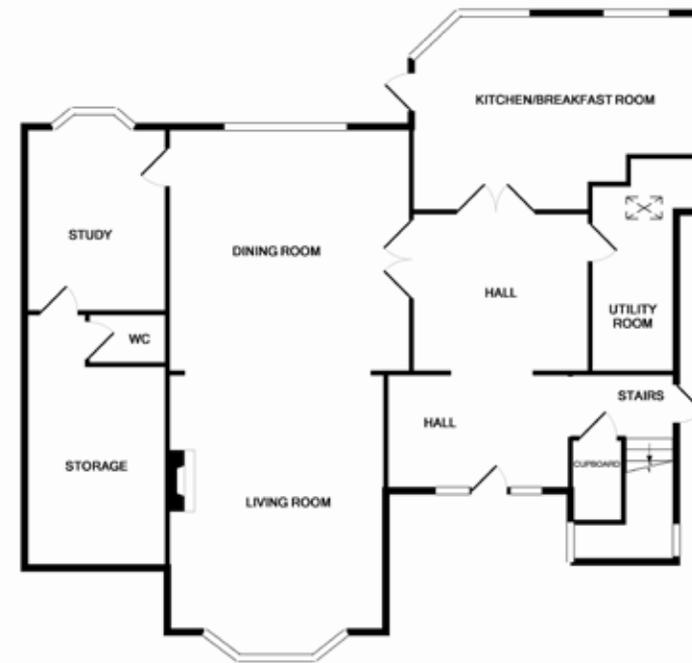
Ensuite: 2.46m x 1.978m WC, whb, bath with Aqualisa 'Aquastream' shower and skylight over.

Bedroom 3: 3.52m x 2.7m Overlooking rear garden with built in wardrobes and dressing table.

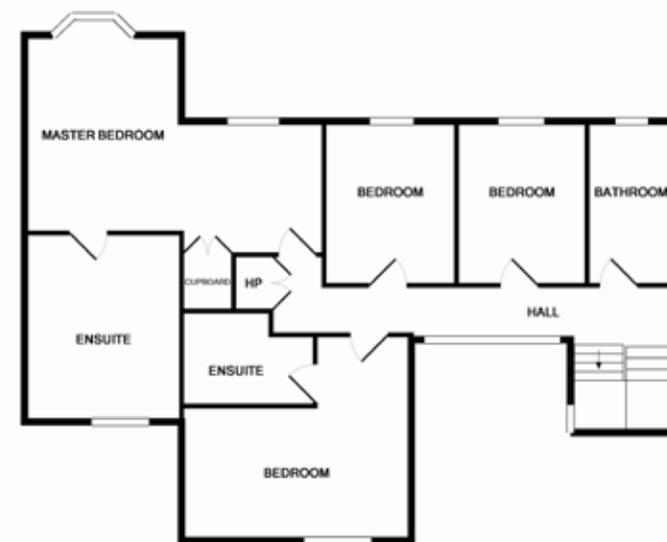
Bedroom 4: 3.52m x 2.7m Overlooking rear garden with built in wardrobes and dressing table.

Bathroom: 3.3m x 1.78m Fully tiled, wc, whb with storage, two person steam shower with seating. Access to attic.

Outside: The front garden is approached through a pillared entrance and is fully enclosed by a hedge. It comprises a large gravel forecourt area with ample parking for many cars. This area is also approached by an Indian sandstone pathway which leads to the front door from a separate pedestrian entrance through mature, beautifully planted areas which offer all year around colour and screening. There are many sensor lights. A side entrance leads to the rear garden which is walled and full of mature plants, trees and shrubs, all of which are evergreen and therefore provide screening throughout the year. There is also a pergola with sandstone floor containing an attractive large water feature.



GROUND FLOOR



1ST FLOOR