

FOR SALE BY PRIVATE TREATY

173 FOXROCK CLOSE

DUBLIN 18 D18 H6X0

Asking Price

€625,000



**Tom
O'Higgins**
ESTATE AGENT

W tomohiggins.ie T 01 2845007 M 086 0655 992 E info@tomohiggins.ie

3 Bed - 2 Rec

112sqm / 1,205sqft

ASKING PRICE €625,000

Built c.1905, 173 Foxrock Close is a double fronted semi-detached house which has been tastefully extended and modernised over the years whilst still retaining many of its original features to provide a truly worthwhile home, rich in character, charm and modern conveniences.

Superbly located beside Deansgrange Village with its excellent range of amenities including shopping, cafes, pubs, restaurants, an excellent range of primary and secondary schools, sporting facilities and excellent transport links with the 46a bus route on Kill Lane using the N11 QBC to the city centre.

FEATURES

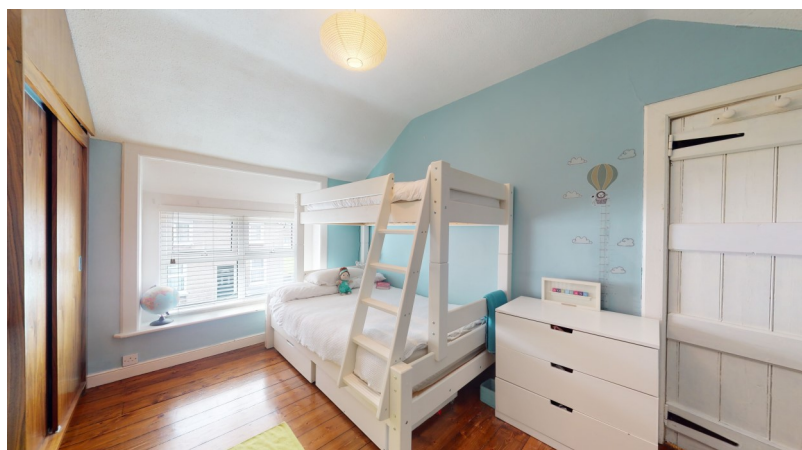
- Stylishly presented.
- Extended & refurbished.
- Rich in charm and character.
- Many original features retained.
- GFCH with smart heating controls.
- Double glazed windows throughout.
- On street parking.
- Adjacent to Deansgrange Village.
- Bus Routes - 46a, 75, 75a, 84 & 84a.

BER

B3

No. 107833121

149.74kWh/m²/yr



ACCOMMODATION

Reception Hall

With original flag tiles and under stairs storage.

Living Room

To the front, with original flag tiles and exposed brick surround fireplace with Morso Danish 5kw stove.

Kitchen

Contemporary open plan kitchen flooded with natural light. Renovated in 2020 this stylish kitchen features hand-blown pendent lighting, engineered Oak flooring, island unit with black granite countertop, a range of fitted shaker units with brass fittings, integrated appliances and solid wood countertop with Moroccan encaustic cement splashback tiles. Full width Rational slider to rear garden.

Study / Office

To the front.

Guest W.c.

With Moroccan encaustic cement floor tiles, subway wall tiles, w.c., and w.h.b.

Landing

With part original floorboards, hot press and attic hatch.

Bedroom (1)

Large, bright double room to the rear with bay window and velux. Floor to ceiling fitted slide robe and engineered wood flooring.

Bedroom (2)

Double room to the front with original floorboards and bespoke fitted wardrobes.

Bedroom (3)

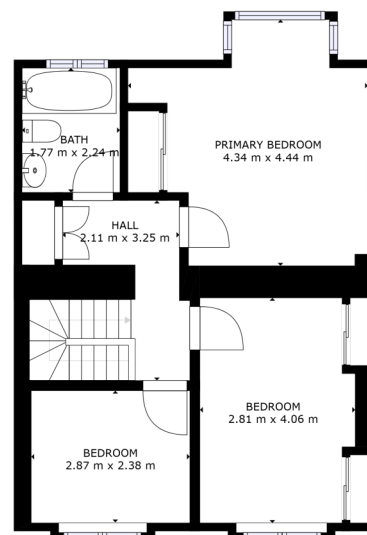
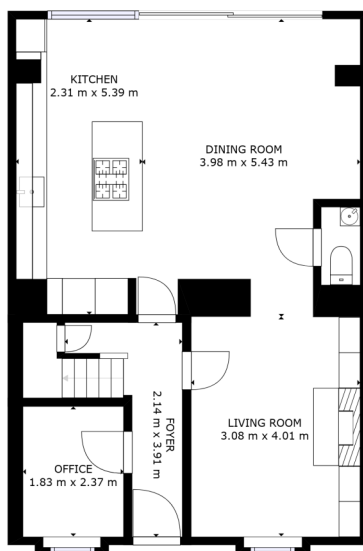
A generous single room to the front with original floorboards.

Bathroom

Recessed lighting, engineered wood flooring, w.h.b., w.c., and bath with overhead electric shower.

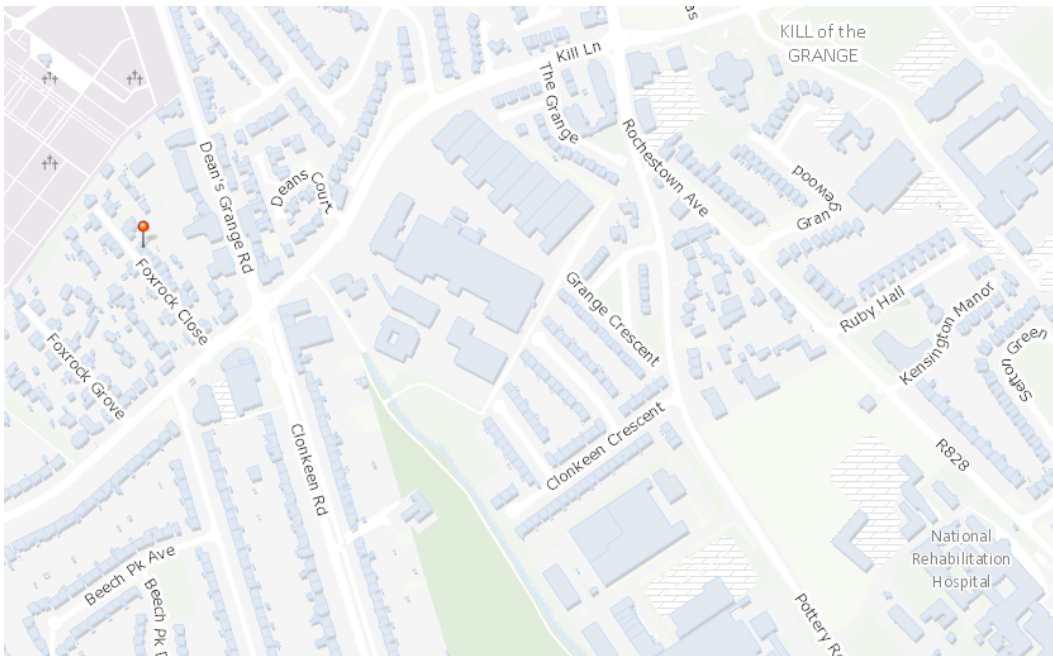
Outside

A good-sized rear garden laid out with Indian sandstone paving and lawn with bespoke cedar clad shed with maintenance free living roof, fully plumbed and wired for utilities. Side passage with covered bicycle storage.



Not to scale. For identification only.

173 FOXROCK CLOSE



Tom O'Higgins

ESTATE AGENT

Negotiator

Tom O'Higgins

MIPAV TRV MMCEPI

087 766 6422

tom@tomohiggins.ie

52 Sandycove Road, Sandycove, Co. Dublin, A96 W3C1

[T+353 1 2845007](tel:+35312845007) [E info@tomohiggins.ie](mailto:info@tomohiggins.ie)

Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730