



5 Tudor Lawns, Foxrock, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER C3



For Sale by Private Treaty

Hunters Estate Agent is delighted to bring this superbly presented three bed semi-detached house to the market. No. 5 Tudor Lawns extends to approximately 99sq.m/1,066sq.ft. (plus garage c.12sq.m/129sq.ft) The house enjoys bright and spacious well laid out accommodation throughout.

The property is approached by a cobble lock driveway with low maintenance gravelled front garden. Upon entering you are greeted by a spacious hallway, off which a generous living room, kitchen / dining room and guest w.c. are located. Upstairs there are three well-proportioned bedrooms, the master enjoying an ensuite shower room, and a family bathroom. There is also a garage which offers potential to convert / extend the property, subject to the necessary planning permission.

To the rear lies a most appealing garden, enjoying a sunny south westerly aspect, a high degree of privacy and boasting a lawn, bordered by mature well stocked flowerbeds, feature granite wall and a paved patio area ideal for outdoor entertainment and relaxation.

Tudor Lawns is a much sought-after development situated in a prime location within easy reach of a host of amenities in the nearby villages of Foxrock, Stillorgan and Blackrock. Dundrum Town Centre and The Beacon shopping complex are within very easy reach. Sandyford Business District, Leopardstown Business Park, Cherrywood Business Park are all within very easy reach.

There are several top rated junior and senior schools in the vicinity, including Hollypark national schools, St Brigid's national schools, St Raphaela's, Loreto College Foxrock, Blackrock College and Oatlands College. UCD and Trinity College are within easy each.

Excellent transport links are all close at hand including Sandyford LUAS stop, the QBC on the N11 and the M50 (exit 14). There is also a host of sports and recreational facilities close by including Leopardstown Race Course, Leopardstown Golf Centre, Foxrock Golf Club, Leopardstown Tennis Club, Westwood Fitness Centre, Kilmacud Crokes GAA club and marine pursuits at nearby Dun Laoghaire.

SPECIAL FEATURES

- » Superbly presented semi-detached home
- » Extending to c.99sq.m/1,066sq.ft. (plus garage c.12sq.m/129sq.ft.)
- » Much sought after mature development
- » Gas fired central heating
- » Potential to extend (subject to necessary planning permission)
- » Sunny south west facing rear garden
- » Off street parking
- » Excellent transport links (LUAS, M50, N11 - QBC)
- » Several top-rated schools in vicinity





ACCOMMODATION

ENTRANCE HALLWAY

4.44m x 1.93m (14'5" x 6'3")

Ceiling coving, recessed lighting, timber floor, telephone point, digital alarm panel and under-stairs storage.

GUEST W.C.

1.42m x .76m (4'6" x 2'4")

W.c., pedestal wash hand basin, extractor fan.

LIVING ROOM

4.43m x 4.03m (14'5" x 13'2")

Timber mantelpiece, slate inset and hearth, cast iron surround and open fire. Ceiling coving, timber floor, recessed lighting, t.v. point, double doors to:

KITCHEN / DINING ROOM

6.08m x 3.44m (19'9" x 11'2")

KITCHEN

Range of Shaker fitted units, timber worktop, tiled splash back, Belfast sink, four ring halogen hob, extractor fan over, double oven, integrated dishwasher and fridge freezer, timber floor.

DINING

Timber floor, sliding door to garden, recessed lighting, ceiling coving, t.v. point.

FIRST FLOOR

LANDING

2.72m x 1.88m (8'9" x 6'1")

Digital alarm panel and hotpress with immersion, timer and ample storage.

BEDROOM 1

4.2m x 3.34m (13'7" x 10'9")

Range of built-in wardrobes, t.v. and phone points. Recessed lighting, storage closet with hanging rail.

ENSUITE SHOWER ROOM

1.71m x 1.48m (5'6" x 4'8")

Tiled shower unit with electric shower, pedestal wash hand basin with mirror and light over, w.c., heated towel rail, extractor fan, fully tiled walls, tiled floor.

BEDROOM 2

3.27m x 2.8m (10'7" x 9'1")

Telephone point and window overlooking rear garden.

BEDROOM 3

2.72m x 2.6m (8'9" x 8'5")

T.v. point, window overlooking rear garden.

BATHROOM

2.21m x 1.69m (7'2" x 5'5")

Bath with shower attachment over, w.c., pedestal wash hand basin, mirrored cabinet with light over, partly tiled walls, tiled floor and recessed lighting. Access to attic.

GARAGE

5.23m x 2.33m (17'1" x 7'6")

Shelving, light, door to rear garden and up-and-over door to front.

BOILER HOUSE / UTILITY ROOM

2.69m x 1.75m (8'8" x 5'7")

Plumbed for washing machine and tumble dryer, wall mounted gas fired boiler and shelving.



OUTSIDE

There is a cobble lock driveway to the front offering off street parking bordered by a gravelled front garden and a side entrance. The rear garden is an outstanding feature of this property, enjoying a sunny south westerly aspect, with a lawn, bordered by mature well stocked flowerbeds, feature granite wall and paved patio area. The garden extends to c.19m long x 9.66m wide x 19m (62'3" x 31'6").

BER DETAILS

BER: C3
BER number: 108754334
Energy Performance Indicator: 215.45 kWh/m²

DIRECTIONS

Driving along the N11 Southbound, turn right onto Leopardstown Road, following along the Leopardstown Road, drive straight through the set of traffic lights at the junction with Torquay Road and take your next turn left into Tudor Lawns. No 5 is located on the right-hand side.

VIEWING

Strictly by prior appointment through Hunters Estate Agent Foxrock on

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