



Kewarra, Plunkett Avenue,  
Westminster Road, Foxrock, Dublin 18

 **HUNTERS**  
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BER C3









# For Sale by Private Treaty

Hunters Estate Agent is truly honoured to present to the market this substantial detached family home, nestled on this private avenue, discreetly located off Westminster Road.

‘Kewarra’ sits majestically on secluded gardens of c.0.25 acres and extends to approximately 224 sq.m / 2,413 sq.ft. The property enjoys exceptionally well laid out light filled accommodation throughout. Upon entering the property you are welcomed by a gracious entrance hallway with a vaulted ceiling and feature gallery landing flooded with natural light, two well-proportioned reception rooms, a large kitchen/breakfast room with a triple aspect, bay and double doors leading out to the gardens and a separate utility room complete accommodation at this level. A short flight of steps leads up to the master suite comprising of a large bedroom opening out onto the gardens, a dressing area and ensuite and separate guest w.c. On the first floor there are three double bedrooms and a family bathroom.

The property was designed and built under the careful supervision of the current owners and is approximately 28 years old and has been superbly maintained over the years. The positioning of the house, in this tree lined setting, allows for a high degree of privacy set behind timber gates offering ample off-street parking, rolling lawns, patio, mature planting and a detached garage.

Plunkett Avenue is a much sought-after location in the heart of Foxrock. This property is but a short walk to the bijou shops and eateries in Foxrock village. Cabinteely, Stillorgan, Blackrock, Sandyford and Dundrum Town Centre are also close by. A host of excellent junior and secondary schools and colleges are located within the area including St Brigid’s and Holly Park national schools, Loreto Foxrock, Mount Anville, St. Andrew’s College, Blackrock College and Willow Park to name a few, UCD is within a short commute. Excellent

transport links provide easy access to the city centre and surrounding suburbs provided by the N11 (QBC), the M50 and the LUAS.

For those who enjoy the outdoors and leisure pursuits, they can avail of Foxrock Golf Club and Leopardstown Racecourse and Golf Centre, Carrickmines Lawn Tennis Club, several local football, rugby and GAA clubs and horse riding and various interesting walks in the nearby Cabinteely Park and Dublin and Wicklow Mountains.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Substantial detached family home
- » Superbly presented, enjoying bright and spacious accommodation throughout
- » Rooms of generous proportions, extending to 224 sq.m / 2,413 sq.ft.
- » Double glazed hardwood windows throughout
- » Tranquil, sylvan setting off Westminster Road
- » Gas-fired central heating
- » Delightful outlook over mature landscaped gardens
- » Sunny south westerly aspect
- » Ample secure parking and detached garage
- » Security alarm system
- » Excellent transport links (N11/ M50/Luas/QBC)

# ACCOMMODATION

## ENTRANCE HALL

4.3m X 3.06m (14'1" x 10')  
Vaulted ceiling, dado rail and recessed lighting.

## DRAWING ROOM

5.94m X 4.01m (19'5" x 13'1")  
Timber mantelpiece, marble inset with fitted gas fire, ceiling coving, dual aspect and t.v point.

## DINING ROOM

4.73m x 3.4m (15'6" x 11'1")  
Ceiling coving, picture window overlooking rear garden and wall lighting. Door to:

## KITCHEN/ BREAKFAST ROOM

6.93m x 4.1m (22'8" x 13'5")  
Range of fitted units, worktop, 1 ½ bowl stainless steel sink unit, tiled splashback, four ring halogen hob with extractor fan over, oven under, integrated fridge, plumbed for dishwasher, AGA cooker, recessed lighting, triple aspect with double doors out to patio and garden.

## UTILITY ROOM

2.29m x 2.06m (7'6" x 6'9")  
Range of fitted units, worktop, stainless steel sink unit, tiled splashback, plumbed for washing machine, provision for freezer, gas fired boiler and door to garden.

## STEPS UP TO HALF LANDING

## INNER HALLWAY

4.24m x 1m (13'10" x 3'3")

## CLOAKROOM

2.11m x 1.58m (6'11" x 5'2")  
With ample storage and recessed lighting. Door to:

## GUEST W.C

1.84m x 1.58m (6' x 5'2")  
Vanity unit with wash hand basin and storage under, mirror and light over, w.c and partly tilled walls.

## MASTER SUITE/BEDROOM 1

4.44m x 4.03m (14'6" x 13'2")  
Bay with double doors out to patio and garden, t.v and phone points and dual aspect.

## DRESSING AREA

2.91m x 1.9m (9'6" x 6'2")  
Range of fitted wardrobes, recessed lighting and Velux window.

## ENSUITE SHOWER ROOM

2.91m x 2.18m (9'6" x 7'1")  
Vanity unit with wash hand basin and fitted mirror over, tiled shower unit, w.c, bidet, heated towel rail, tiled walls, tiled floor and recessed lighting.

## STAIRCASE TO FIRST FLOOR

## LANDING

5.44m x 1.24m (17'10" x 4')  
With door to tiled south facing balcony (2.64m x 2.07m)

## BEDROOM 2

5.6m x 4.03m (18'4" x 13'2")  
Cast iron fireplace with tiled inset, slate hearth and fitted gas fire, wall to wall built-in cabinets with ample storage and shelving, t.v point.

## BEDROOM 3

4.61m x 4.13m (15'1" x 13'6")  
Built-in wardrobes, dressing table with mirror over, dado rail, bay window and dual aspect.

## BEDROOM 4

4.71m x 3.4m (15'5" x 11'1")  
Range of built-in wardrobes, window overlooking rear garden. Door to:

## DRESSING ROOM

2.3m x 2.1m (7'6" x 6'10")  
Bath with shower over, w.c, pedestal wash hand basin with fitted mirror and light over, heated towel rail and partly tiled walls.

















# OUTSIDE

Tucked away on this quiet avenue just of Westminster Road, this property sits on c. .25acres of exceptionally private gardens. ‘Kewarra’ is approached through a gated entrance, enjoying ample parking and a detached garage 5.13m x 3.15m (16’9” x 10’4”). Rolling lawns and mature borders, richly stocked with a variety of shrubs plants and trees provide a truly tranquil setting for this very fine family home.

# DIRECTIONS

Travelling southbound from the city centre, take a right-hand turn onto Westminster Road, Drive towards Foxrock village. Take your sixth turn left onto Plunkett Avenue and ‘Kewarra’ is the first house on the left hand side.

# BER DETAILS

BER rating: C3  
BER Number: 111091948  
Energy Performance Indicator: 221.85 kWh/m²/yr

# VIEWING

Strictly by appointment with the sole selling agents. Hunters Estate Agent. Foxrock.

Tel: 01 2897840  
Email: foxrock@huntersestateagent.ie



T 01 2897840  
E foxrock@huntersestateagent.ie W www.huntersestateagent.ie  
2 Brighton Road, Foxrock, Dublin 18  
Waterloo Exchange, Waterloo Road, Dublin 4  
4 Castle Street, Dalkey, Co. Dublin  
1 Saint Mary’s Terrace, Grange Road, Rathfarnham, Dublin 14  
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