

For Sale

Asking Price: €1,350,000

Sherry
FitzGerald



Avila, Leopardstown Road,
Foxrock, Dublin 18, D18 N6P5

sherryfitz.ie - make and view offers 24/7

BER E1





ACCOMMODATION TEXT

Porch Tiled floor with sliding door to

Entrance Hall Tiled floor with built in cloak room cupboard and a large shelved hot press. There are glazed panels looking into the Living room.

Living Room Very spacious room with parquet flooring, wood panelled walls, brick fireplace and 2 large windows overlooking the front garden.

Family/TV Room Another very good reception room to the front with sliding doors to the dining room.

Dining Room Large, bright room with window and door overlooking the garden room

Garden Room Lovely room drenched in sunlight with tiled floor and sliding doors to the rear garden.

Games Room Very large room with two windows, which has a full-size snooker table (not included).

Kitchen/Breakfast Room Tiled floor with good range of wall and floor units, Zanussi 4 plate cooker, extractor hood and fan, Bosch washing machine and dishwasher, sink unit and tiled splashback. Sliding door to front garden.

Guest WC Fully tiled with window, wash hand basin and wc.

Shower Room Fully tiled with window, stand in shower cubicle with Aqua Lisa power shower , wash hand basin, wc and heated towel rail.

WC Tiled with wash hand basin and wc.

Bedroom 1 Large double bedroom with good range of built in wardrobes, wood panelling on the walls and window overlooking the rear garden.

Bathroom Ensuite Tiled floor and partially tiled walls with bath, Mira shower, wash hand basin, wc and window.

Bedroom 2 Double bedroom with good range of built in

wardrobes and dressing table unit, wash hand basin with mirror over and large window overlooking the rear garden.

Bedroom 3 Very bright small double bedroom with built in wardrobes and wash hand basin.

Bedroom 4 Double bedroom with wash hand basin and shelving and window overlooking the garden room.

Study/Bedroom 5 Good sized room with window to the side.

Attic Very large space with excellent ceiling height and potential for conversion.

SPECIAL FEATURES

- Extensive detached bungalow
- Measuring 297sq.m / 3206 sq.ft. approx.
- Lovely site and gardens extending to 0.3 acres
- Excellent potential to convert attic
- OFCH
- CCTV and monitored alarm
- Electric entrance gates

DESCRIPTION

Sherry FitzGerald are delighted to bring Avila to the market, this very spacious detached bungalow on a lovely mature site on Leopardstown Road offers huge potential to be modernised and extended by the next owner to suit their own requirements. There is a very large attic space spanning the entire footprint and this could easily be converted to provide additional rooms and ensuites.

The location is second to none close to the N11 with its QBC quality bus corridor, air coach stop and close to the M50, the LUAS at Sandyford, Foxrock Village, Carrickmines Retail Park, Cornelscourt shopping centre. There is an excellent choice of schools close by including Blackrock college, St Andrews, St Brigid's National School, Holly Park and Loreto Convent.

Sporting enthusiasts are spoiled for choice with Foxrock and Leopardstown Golf clubs on the doorstep, Carrickmines Croquet and Lawn Tennis and Westwood Sports centre are nearby and being within a short drive of the many walks and attractions at the foothills of the Dublin mountains.

**GARDEN**

Lovely, large west facing walled private rear garden with a patio area ideal for barbeque, entertaining and enjoying the lovely sunshine. There is mature shrubbery and hedging and side access to the front garden, which is surrounded by granite walls providing parking for up to five cars. There is a large lawned area with planting and shrubbery and the front is accessed via electric gates.

**BER**

BER E1, BER No. 117414748

Energy Performance Indicator: 304.53kWh/m²/yr

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.