

FOR SALE BY PRIVATE TREATY

# 43 SOUTH PARK

FOXROCK, DUBLIN 18 D18 YN47

Asking Price

€720,000



**Tom  
O'Higgins**  
ESTATE AGENT

W [tomohiggins.ie](http://tomohiggins.ie) T 01 2845007 M 086 0655 992 E [info@tomohiggins.ie](mailto:info@tomohiggins.ie)

# 3 Bed – 2 Bath 130sqm / 1,399sqft

**ASKING PRICE €720,000**

Ideally situated in a quiet cul de sac in this highly sought after development, 43 South Park offers bright and spacious accommodation that has been well maintained and upgraded over the years. Convenient to Deansgrange and Cornelscourt Villages, the N11 and M50 road networks as well as a wide range of highly regarded schools, this property is sure to tick all the boxes for this seeking good quality accommodation in such an amenity rich location.

The accommodation extends to 130sqm / 1,399sq ft and briefly comprises a reception hall with shower room off, sitting room which leads to the dining room with a service hatch to the kitchen. The kitchen over looks the rear garden with the breakfast room off with double doors to the living room. Upstairs there is a spacious landing, three bedrooms and the bathroom.

To the front there is off street parking and a beautifully manicured lawn with a side passage to a good-sized rear garden, mostly laid out in lawn with a sun trap patio and garden shed to the rear.

## FEATURES

- Highly sought after location.
- Quiet cul de sac setting.
- High efficiency 'A' rated Oil-fired central heating system.
- FPP for dormer attic conversion (D23B/0106).
- Excellent transport links (QBC, N11, M50, Cycle lanes).

## BER

C2 No. 116399791 199.34kWh/m<sup>2</sup>/yr



# ACCOMMODATION

## Reception Hall

A spacious hall with carpet flooring.

## Living Room / Dining Room

Living Room to the front with feature fireplace and archway to the Dining Room which overlooks the rear garden. Service hatch to Kitchen. Sliding door to the rear garden.

## Kitchen / Breakfast Room

With a selection of fitted units and quality integrated appliances. Access to rear garden. Breakfast room off, overlooking the rear garden.

## Tv Room

With carpet flooring and double doors to the Breakfast Room.

## Shower Room

With Shower, w.c. and w.h.b. Tiled.

## Landing

A spacious landing with stairs to attic.

## Bedroom (1)

Large double bedroom to the front with carpet flooring.

## Bedroom (2)

A generous single room to the front with built in wardrobe.

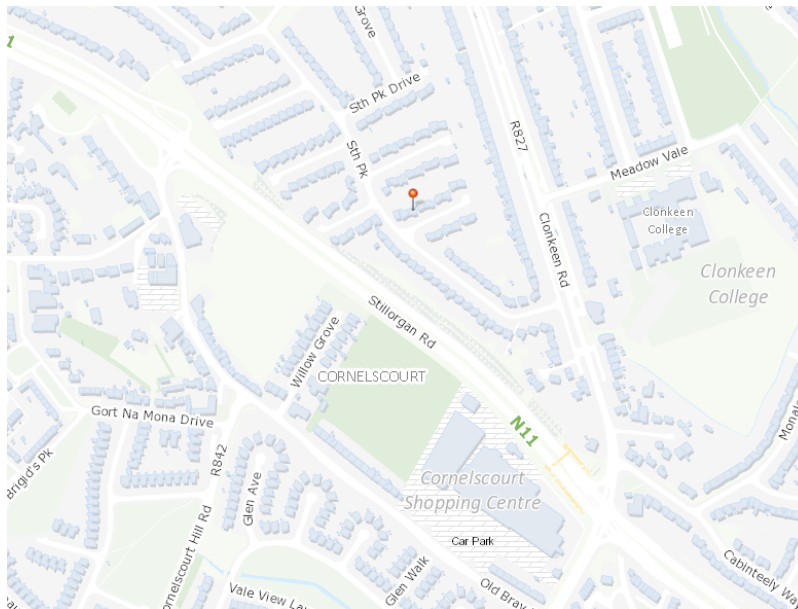
## Bedroom (3)

A large double to the rear overlooking the garden.

## Bathroom

Tiled floor to ceiling. W.c., w.h.b. with cabinet below and bath with telephone shower. Heated towel rail. Hot press.





# Tom O'Higgins

ESTATE AGENT

Negotiator

Cormac O'Higgins

MIPAV TRV MMCEPI

086 0655 992

[cormac@tomohiggins.ie](mailto:cormac@tomohiggins.ie)

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

T+353 1 2845007 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