



5 Kilteragh Drive, Foxrock, Dublin 18.

 **HUNTERS**
ESTATE AGENT

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BER D2





For Sale by Private Treaty

We at Hunters Estate Agents are truly delighted to present this very fine detached residence to the market extending to c. 158 sq.m./ 1,700 sq.ft. of bright and spacious accommodation throughout.

5 Kilteragh Drive is a superbly presented detached bungalow which has been upgraded and extended in recent years. The well-proportioned bright and airy accommodation briefly comprises of a gracious and welcoming entrance hallway, an elegant drawing room, spacious dining room, and family room with feature wood burning stove. The kitchen boasts a range of modern fitted units with polished granite worktops and a separate good sized utility room. There are two large double bedrooms (master ensuite), separate shower room and access to a large attic with superb potential to further develop subject to the necessary planning permission.

This property is further enhanced by superbly maintained and professionally landscaped south east facing gardens of c. 1/3 acre comprising of rolling lawns with mixed borders, stocked with bulbs, shrubs and trees, providing year round interest and enjoying a high degree of privacy. There is also a most attractive Indian sandstone patio perfect for al fresco dining.

Kilteragh Drive is a quiet and private cul-de-sac enclave, nestled between Westminster Road and Gordon Avenue set in a beautifully mature area of Foxrock. It is only a short stroll to Foxrock Village with its boutique eateries and shops. This is a very popular residential location being so close to superb amenities such as Foxrock Golf Club, Leopardstown Race

Course & Leisure Centre, Carrickmines Lawn Tennis Club and Carrickmines Retail Park, which are all nearby for family enjoyment.

A host of renowned junior and senior schools can be found in the catchment area, and the property also enjoys the benefit of being close to excellent transport links. Located very close to the N11 for a short commute to the City Centre. The M50 is located within a few minutes' drive and the Carrickmines and Sandyford Luas terminals are in close proximity and provide easy access to City Centre and Dundrum Town Centre.

Viewing highly recommended.

SPECIAL FEATURES

- » Perfectly positioned in this quiet mature cul-de-sac setting
- » Nestled between Westminster Road and Gordon Avenue, Kilteragh Drive is a leisurely stroll to Foxrock Village
- » Superbly presented throughout and offers further potential to fashion into a larger home
- » Extensive professionally landscaped gardens of c. 1/3 of an acre
- » Sunny south easterly facing private rear garden
- » Ample parking and garage
- » Gas fired central heating
- » Accommodation extending to approximately 158 sq.m./ 1,700 sq.ft.

ACCOMMODATION

ENTRANCE PORCH

2.8m (9'2") x 1.83m (6')

Cherry hardwood floor, wall lighting.

HALLWAY

5.96m (19'6") x 4.47m (14'7")

Cherry hardwood floor, recessed lighting, ceiling coving, digital alarm panel.

DRAWING ROOM

5.62m (18'5") x 3.85m (12'7") (into bay)

Fireplace with polished marble inset and hearth, fitted gas fire with brass surround. Cherry hardwood floor, recessed lighting, ceiling coving, t.v. point. Double sliding doors to:

DINING ROOM

4.87m (15'11") x 3.14m (10'3")

Cherry hardwood floor, ceiling coving, recessed lighting, double doors to:

FAMILY ROOM

4.69m (15'4") x 2.98m (9'9")

Cherry hardwood floor, recessed lighting, Jotul wood burning stove, t.v. point.

KITCHEN

5.57m (18'3") x 3.27m (10'8")

Range of built-in units, polished granite worktop, integrated stainless steel sink unit, five ring gas hob, extractor fan over, double oven, dishwasher, hotpress with 'Willis' water heater and shelving. Cherry hardwood floor and skylight.

UTILITY ROOM

2.14m (7') x 1.69m (5'6")

Built-in units, polished granite worktop, stainless steel sink unit, pull out larder, fridge freezer. Cherry hardwood floor, heating control panel, recessed lighting. Plumbed for washing machine.

BACK HALL

2.45m (8') x 1.92m (6'3")

Hatch to attic and Velux window.

STORAGE CLOSET

1.2m (3'11") x 0.68m (2'2")

With ample shelving and hanging space.

BEDROOM 1

4.55m (14'11") x 4.49m (14'8")

Recessed lighting, t.v. and telephone points, digital alarm panel. Double doors out to patio and garden.

ENSUITE BATHROOM

3.59m (11'9") x 1.79m (5'10")

Bath with shower attachment, w.c., pedestal wash hand basin with mirror over, partly tiled walls, tiled floor, recessed lighting, extractor fan, underfloor heating.

BEDROOM 2

4.77m (15'7") x 3.89m (12'9")

Built-in wardrobes, concealed wash hand basin.

SHOWER ROOM

1.79m (5'10") x 1.73m (5'8")

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









OUTSIDE

This property is further enhanced by professionally landscaped gardens of c. 1/3 acre. There is ample off street car parking to the front, a lawn bordered by mature hedging and well stocked borders. A gated side entrance leads to a most appealing sunny south east facing rear garden mainly laid out in lawn bordered by well stocked beds with a variety of flowers, plants, shrubs and trees allowing for year round interest. Creating a tranquil haven enjoying a high degree of privacy. There is also a substantial raised Indian sandstone patio spanning the back of the house. A Storage shed 2.29m (7'6") x 1.46m (4'9") with shelving, digital alarm panel and separate outside w.c. of similar proportions.

Garage

5.84m (19'1") x 3.04m (9'11")

With up and over door, gas fired central heating boiler.

DIRECTIONS

Travelling along Westminster Road from The N11. Take your third left hand turn onto Hainault Road. Take the next left onto Hainault Park and left again onto Kilteragh Drive. The house is located half way down on the right hand side.

BER DETAILS

BER Rating: D2

BER Number: 108845843

Energy Performance Rating: 266.71 kWh/m²/yr

VIEWING

Strictly by appointment with the sole selling agents, Hunters Estate Agent, Foxrock. Tel:01 289 7840.

Email: foxrock@huntersestateagent.ie

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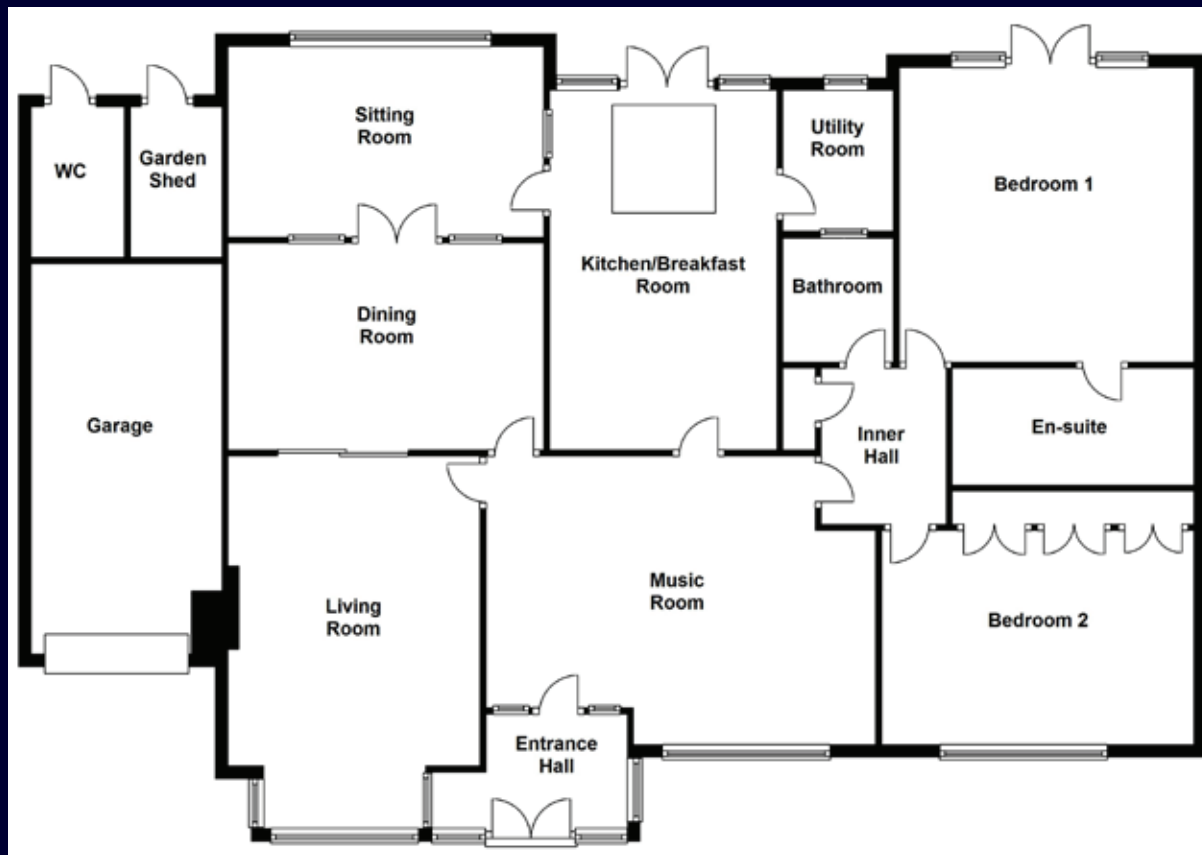
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