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For Sale by Private Treaty



44 Fosterbrook, Stillorgan Road, Booterstown, Co Dublin

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For Sale by Private Treaty

44 Fosterbrook, Stillorgan Road, Booterstown, Co Dublin



Location The location of this property cannot be overstated. Situated in this ever popular residential estate just off the Q.B.C. in a small, quiet Cul de Sac is this beautifully presented 4 bedroom semi detached family home. It enjoys an all day sunny westerly orientation in a peaceful setting.The Q.B.C. is a ten minute walk away, whilst Booterstown DART station is also a short walk, ensuring excellent access to and from the city not to mention a variety of buses along the Rock Road. The educational requirements of the local children are well catered for with an excellent choice of primary and second level schools close by including St Andrews, St Michael’s College, Sion Hill, Colaiste Iosagain, Blackrock College and Muckross Park secondary schools. U.C.D. is also just minutes away. Likewise shopping facilities are well catered for with Stillorgan, Merrion and Blackrock Shopping Centres just a short distance away.

Description Allen & Jacobs are delighted to present this substantial semi detached house presented in simply stunning condition throughout. Boasting a landscaped west facing rear garden, this home is light filled. The property offers exceptional accommodation, ideal for family living and entertaining alike. The extremely bright and spacious accommodation briefly comprises reception hall, living room, dining room, kitchen/breakfast room, guest wc four bedrooms (master ensuite), family bathroom and converted attic, making excellent use of the head height and providing additional space to suit many uses. A very private west facing rear garden is complimented by generous off street parking to the front.

- Features**
- Substantial Semi Detached Family home
 - Unrivalled location in a safe, quiet Cul de Sac
 - Superb Decorative Order Throughout
 - Double Glazed Windows Throughout
 - Gas Fired Central Heating
 - Real Coal Fire
 - Set Back From The Road
 - Extremely Popular And Mature Enclave
 - Sunny Westerly Orientated Private Manicured Rear Garden
 - Generous Off Street Parking
 - Monitored Burglar Alarm
 - A selection Of South Co Dublin’s Finest Schools And Colleges Within Easy Reach
 - Within Walking Distance of Both DART And QBC
 - High Speed Braodband Access
 - Annual Service Fee €250.

Floor Area
Approximately 116 sq/m plus attic conversion



Viewing
Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator
Andrew Allen MIPAV MCEI

Notes:

Accommodation

Ground Floor:
Reception Hall: 4.28m x 2.00m: Italian marble tiled floor.
Guest wc: Comprising Roca wc and whb and Italian marble tiled floor.
Living Room: 4.63m x 3.76m: Feature open fireplace. Double doors to . .

Dining Room: 4.75m x 2.95m:With sliding patio doors to west facing rear garden.
Kitchen/Breakfast Room: 6.62m x 2.8m: Fabulous modern fitted kitchen with extensive range of wall and floor: Door to rear garden.

First Floor:
Landing: 3.55m x 2.83m: Hotpress with high capacity lagged cylinder and duel immersion. Staircase to converted attic.
Bedroom 1: 4.71m x 3.6m: Extensive range of built in wardrobes. Recess lighting.

Ensuite: 2.55m x 2.3m: Stunning modern bathroom suite with Grohe 3.0 bar powered shower: Polished porcelain tiling. Chrome radiator.
Bedroom 2: 3.16m x 3.03m: Range of built in wardrobes.
Bedroom 3: 2.85m x 2.85m:
Bedroom 4: 2.83m x 2.45m: Built in wardrobes.



Bathroom: 1.9m x 1.86m: Fabulous family bathroom with polished porcelain tiling. Bath with Grohe 3.0 bar powered shower: Chrome radiator.
Grohe shower: Roca wc & whb. Chrome radiator.
Attic: 4.76m x 3.51m:With 2 xVelux windows and storage into eaves. Currently used as a home study.

Outside
Front garden with lawn, shurbs, electric lighting and driveway providing generous off street parking for two /three cars.A gated side entrance leads to a sunny westerly oriented, manicured rear garden with new garden fencing, electric lighting and electricity to new shed. Outside tap.

