

FOR SALE

72 Leopardstown
Avenue, Blackrock,
Co. Dublin

REA

BYRNE & QUIRKE



BER F

byrneandquirke.ie

DESCRIPTION

An instantly appealing four bedroomed spacious semi-detached family house which has been evidently well maintained and upgraded to provide a home with an inviting and welcoming ambience set amid lovingly tended mature gardens which enjoy immense privacy and seclusion; everything a family home should be and in a coveted, highly regarded location

Leopardstown Avenue, located between Leopardstown Road and Brewery Road, is within walking distance of neighbourhood retail and service outlets and conveniently located to both Foxrock and Stillorgan Villages. Sandyford Business Park, Central Park, Beacon Hotel and Hospital, Clayton Hotel Leopardstown Park Hospital, Dundrum Town Centre are all close by. There are a choice of schools nearby which include Nord Anglia International School, St. Raphaelas', St. Brigids' Stillorgan, Oatlands College, Hollypark and Loreto Foxrock

There are a wide range of sporting and recreational amenities close by including Leopardstown Racecourse, Westwood Sports and Leisure Club, Foxrock Golf Club, Leopardstown Golf Centre and Driving Range, Raw Gym and Leopardstown Tennis Club. The N11/QBC, M50, LUAS, Aircoach, bus routes and Dart Feeder bus service are all easily accessible.

FEATURES

- Bright, well proportioned accommodation c. 154 Sq.M (1,657 Sq.Ft)
- Absolutely turn key, pristine condition
- Fitted carpets, curtains, fitted kitchen appliances and washing machine and tumble dryer are included in the sale
- Fully fitted kitchen with range of fitted appliances
- Luxuriously appointed wet room with quality sanitary ware
- Gas Fired Central Heating
- PVC double glazed windows
- Digital Security Alarm System
- Potential to extend, subject to Planning Permission, if required
- Mature, well stocked gardens with a high degree of privacy and seclusion
- Envable convenient location close to Foxrock and Stillorgan Villages, Sandyford Business Park, N11/QBC, LUAS and M50



ACCOMMODATION

Porch Entrance: 2.38m x 2.04m, hardwood paneled entrance door, slate tiled flooring, window overlooking front garden, glass panelled door to

Reception Hallway: 4.42m x 2.53m, carpet, telephone point and door to

Dining Room: 3.83m x 3.58m, glass panelling to hallway, ceiling coving, window overlooking front garden, opening to

Living Room: 4.19m x 4.09m, with feature fireplace with timber mantle, marble inset and hearth, fitted coal effect gas fire, ceiling coving, carpet, window overlooking rear garden

Breakfast Room: 5.23m x 3.18m, with feature timber mantle, tiled inset, cast iron grate and fitted coal effect gas fire, recessed lighting, tv point, French door to rear garden, door to

Kitchen: 2.87m x 2.54m, with an extensive range of built-in units and worktops, Zanussi double oven, Siemens fridge/freezer, ceramic hob, Siemens dishwasher, one and a half bowl sink unit, part tiled walls, phone point, window overlooking rear

TV Room/Study: 3.44m x 2.56m, with range of custom-built storage units with drawers and open shelves, window overlooking front, recessed lighting

Wet Room: 3.68m x 2.73m, with mosaic tiling, rainfall shower, vanity wash hand basin, wc with concealed cistern, heated towel rail, recessed lighting, storage unit plumbed for washing machine

UPSTAIRS THERE ARE FOUR BEDROOMS:

Bedroom 1: 4.21m x 3.1m, with range of built-in wardrobes, vanity wash hand basin, dressing table, carpet

Bedroom 2: 3.56m x 3.11m, with range of built-in wardrobes and drawers, dressing table, carpet

Bedroom 3: 2.68m x 2.65m, with built-in wardrobe, carpet

Bedroom 4: 3.13m x 2.8m, carpet, French door to balcony

Bedroom: 2.66m x 2.05m with suite comprising bath with shower over, wash hand basin, wc, tiled walls

Landing: Hot Press with dual immersion. Attic access.

Outside: TParking forecourt to front bordered by flower beds with mature planting. Side access to rear garden which is laid out in level lawn with gravel and paved patio area and is well stocked with a selection of mature planting and climbers to provide a veritable retreat with immense privacy and seclusion. Concrete built storage shed.

BER Details:

BER F

BER No 113239677

Energy Performance Indicator 394.82 k/Wh/m2/yr

Viewing: By appointment



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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