

For Sale

Asking Price: €795,000



82 Fosterbrook, Stillorgan Road,
Blackrock, Co. Dublin A94 Y9K6



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BER B3



Sherry FitzGerald are delighted to bring number 82 Fosterbrook to the market. Beyond its attractive mellow brick exterior lies this truly wonderful family home, where no expense has been spared in creating a spacious, stylish and very comfortable family home with a luxury contemporary finish throughout.

No. 82 is a spacious four-bedroom semi-detached home ideally positioned within this popular development. The property is very well finished and maintained and is in 'walk in condition'.

Through the hall door into the welcoming hallway with good storage under the stairs and a guest wc to the right is the living room leading through to the formal dining room. There is a lovely bright kitchen/breakfast room which was upgraded in 2017 with a Kube kitchen with doors leading to the rear garden. Upstairs there are four bedrooms, main ensuite and family shower room.

Outside the property does not disappoint with a private enclosed garden. There is a side entrance leading to the front garden. The front garden provides off street parking for two cars.

Location simply couldn't be better, tucked in off the N11 near UCD with Blackrock & Stillorgan both within close proximity offering a myriad of amenities including a wide range of specialty shops, restaurants and three shopping centres with fantastic transport links including the DART, N11 with QBC and the close by M50. There is an excellent selection of primary and secondary schools including Blackrock College, St Michaels College, St Andrews College, Sion Hill, Colaiste Iosagain, Mount Anville, secondary schools, Booterstown National Schools, to name but a few within the area.

All in all, this is a most impressive family home and one that is sure to appeal.

SPECIAL FEATURES

- Attractive semi-detached family home
- Lovely modern fitted Kube kitchen
- Sought after residential location
- Close to all amenities, UCD, schools and transport links
- Wright Triple Glazed Windows
- GFCH
- Wired for Alarm
- Satellite TV & Phone points
- Broadband
- Service Charge Approximately €250pa

ACCOMMODATION

Floor Area: 117sq.m. / 1,259sq.ft. approx.

Entrance Hall Carpet flooring, built in storage under the stairs.

Guest WC Tiled floor, window, wash hand basin and wc.

Living Room Lovely bright room with wide plank timber flooring, feature fireplace with wooden mantle, with marble inset and gas fire, ceiling coving double doors leading through to the dining room.

Dining Room Formal dining room with wooden flooring ceiling coving and double doors leading to the rear garden.

Kitchen/Breakfast Room With very modern Kube kitchen with good range of wall and floor cabinets, Quartz worktops and splashback with Neff eye level oven and 4 plate gas hob with over head extractor and fan. Integrated fridge/freezer, ceramic tiled floor, and large window to the side. Neff dishwasher, sliding door leading out to the rear garden. Large Velux roof light and recessed lighting.

Landing Carpet flooring, hot press.

Bedroom 1 Main double bedroom to the front with good range of built in wardrobes, window with nice aspect over the front.

Shower Room Ensuite Fully tiled with large step in shower cubicle, wash hand basin, wc, heated towel rail, vanity mirror and extractor fan.

Bedroom 2 Double bedroom to the rear with built in wardrobes and dressing table.

Bedroom 3 Small double bedroom to the rear.

Bedroom 4 Single bedroom to the front with nice aspect, built in wardrobes and shelving.

Shower Room Fully tiled with shower cubicle, wash hand basin, wc, heated towel rail and window.

GARDEN

Delightful enclosed rear garden with lawn, flowerbed borders with Camelia and lots of Spring flowers. There are two cherry and two apple trees all of which bear fruit and a Timber garden shed with a corrugated iron roof, shared side entrance. Front garden with off-street parking for two cars, Lawn and flower bed with Fig tree, Camelia and other plants and shrubs.

Beautiful aspect overlooking green area with lovely trees.

BER

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Energy Performance Indicator: 133.96 kWh/m²/yr



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NEGOTIATOR

Ronan O'Hara Assoc. SCSi
Director
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 257 8885
E: ronan.ohara@sherryfitz.ie

MORTGAGE ADVICE

For free independent advice
on mortgages talk to
Emmet Farrelly
T: 01 2880088
M: 087 1245891
E: blackrock@sherryfitz.ie

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