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For a Free Valuation:

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For Sale by Private Treaty



66 Fosters Avenue, Mount Merrion, Co. Dublin.

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## For Sale by Private Treaty

# 66 Fosters Avenue, Mount Merrion, Co. Dublin.



Allen & Jacobs bring 66 Fosters Avenue to market. A classically designed 1930's gem with a wonderful 45m south facing rear garden. Presented in excellent condition throughout and perfectly placed on this much desired road, no.66 has spacious accommodation (approximately 130 sqm including garage) comprising entrance hall, living room, dining room, breakfast room, 4 bedrooms (one currently used as a large bathroom) and family bathroom. Attached garage to side and large rear garden offer great scope to extend.

A prime location, with a host of amenities in close proximity including Stillorgan Shopping Centre, a selection of South Co Dublin's finest schools and colleges, the wonderful Deer Park with its extensive range of amenities, Churches, U.C.D. Belfield. The house is also conveniently located to Leopardstown Racecourse, Sandyford and Stillorgan Business Parks and the Shopping Centres of Blackrock and Dundrum. Close to hand are an excellent choice of transport links including the QBC and LUAS line. The road networks of the M50 and the N11 are also easily accessed.

A lovely family home ready to walk into with viewing highly recommended.

### At A Glance

- Extremely Popular and Mature Location
- Presented in Excellent Condition
- Bright and Spacious Accommodation of Approximately 130 sq/m
- Glorious South Facing and Private Rear Garden Measuring Approximately 45m
- Excellent Potential to Extend
- A selection Of South Co Dublin's Finest Schools and Colleges Within Easy Reach
- A Short Stroll from The Deer Park, Shops, Restaurants and Bar
- DART And QBC Within Easy Reach
- Oil Fired Central Heating



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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### Notes:

### Accommodation

Porch:

Reception Hall: 3.8m x 2.8m: With under-stairs storage.

Living Room: 4.1m x 3.8m: Feature fireplace with tiled surround and timber mantle. Double doors to...

Dining Room: 4.5m x 3.8m: Feature marble fireplace with solid fuel stove. Door to rear garden.

Breakfast Room: 3.4m x 2.8m: With under-stairs storage. Arch to...

Kitchen: 4.3m x 2.4m: Built in kitchen with range of wall and floor units. Tiled floor. Door to rear garden.

Landing: 4.9m x 2.00m: With access to attic.

Bedroom 1 (front): 3.8m x 3.5m:

Bedroom 2 (rear) 3.9m x 3.1m:

Bedroom 3 (Front): 2.9m x 2.8m:

Bathroom/Bedroom 4: 3.1m x 2.7m: Fitted bath with shower attachment, whb. Hot press.

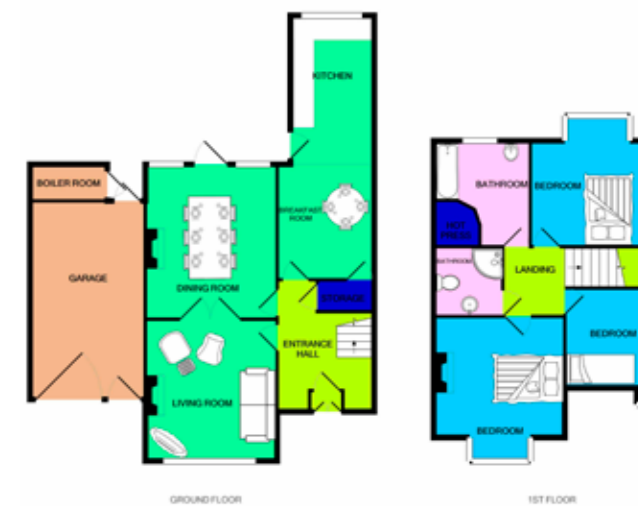
Bathroom: 2.2m x 2.00m: Suite with wc, whb & shower.

Bedroom 4 (rear): 3.51 x 2.2: Attractive timber floors, fitted wardrobes with overhead storage.



### Outside

To the rear is a secluded garden c.12.5m large timber deck, patios areas and lawn. There is a variety of shrubs and hedging planted in border areas. There is also a block-built storage shed. To the front is a lawn, off street parking and attractive paved entrance port. There is also hedging and mature trees planted.



### Negotiator

Andrew Allen MIPAV MCCEPI