



FOR SALE

Detached 4 bedroom family home, with private c.35m. long garden, close to Foxrock Village.

"ARLINGTON",
48 KILTERAGH ROAD,
FOXROCK,
DUBLIN 18.
D18 N7T3

Description

North's property offer "Arlington", 48 Kilteragh Road to the market. Constructed by Paramount homes in the late 1960's, "Arlington" is a spacious & beautifully maintained 4 bedroom detached family home with a private c.35m long garden to the rear and spacious front garden with off road parking.

Built with families in mind, in the era of wide tree lined roads and an abundance of green areas, these homes are highly regarded and popular with those looking to modernise and redecorate to their own tastes. The rooms both up and downstairs are all generously sized, with the very spacious Living/Dining room ideal for the current trend of open plan living.

There is also a fantastic view down to both the sea at Dublin Bay and up to Killiney Hill and Obelisk from the rear bedrooms.



Accommodation

GROUND FLOOR:

Entrance porch	1.98 x 2.4	Kitchen	5.25m x 3.4m with floor and wall units, door to garden	Bedroom 3	3.97 x 3.4 with built in wardrobes
Entrance hall	1.73 x 4.3	FIRST FLOOR:		Hot-press	
Sitting/living room	4.64 x 4.24 & 3.9 x 3.6	Bedroom 1	2.5 x 3.7	Bedroom 4	3.63 x 2.87
WC	2.47 x 1.97	Bedroom 2	3.83 x 4.95 with built in wardrobes	GARDEN: Two tool sheds Timber framed garden room	
Garage (converted to store) with walk in shower, WC and storeroom		Bathroom	1.92 x 2.28 WC, WHB, electric shower, half tiled	Total Area	155 sq. m. (1,668 sq. ft.)

Features

PRICE:	€875,000.00	NEGOTIATORS:	Keiron Diamond, MIREF +353 1 433 2222 keiron.diamond@norths.ie
BER:	D1 BER No. 112540398 Energy Performance Indicator: 231.86 kWh/m ² /yr		Danielle Stephenson +353 1 433 2222 danielle.stephenson@norths.ie
VIEWING:	By Appointment Only		



Location

Located approximately 1.5km from Junction 15 of the m50, "Arlington" has a great selection of amenities on its doorstep. The LUAS station in Carrickmines is just 1km door to door. Leopardstown Golf Course, WestWood Gym and Carrickmines Croquet and Lawn Tennis are all located very close by. Cabinteely Park is another short walk away, and further afield access to the Coillte's forest walks in Barnaslingan, Carrickgollogan (The Leadmines) Enniskerry and Glencullen are all easily accessible from the Glenamuck Road.

For shopping, Cornelscourt Shopping Centre is only minutes away and of course Foxrock village with its quaint shops and renowned restaurants are a short walk. You also have easy access to The Park Retail Centre in Carrickmines and Dundrum Town Centre is a quick drive away via the M50.

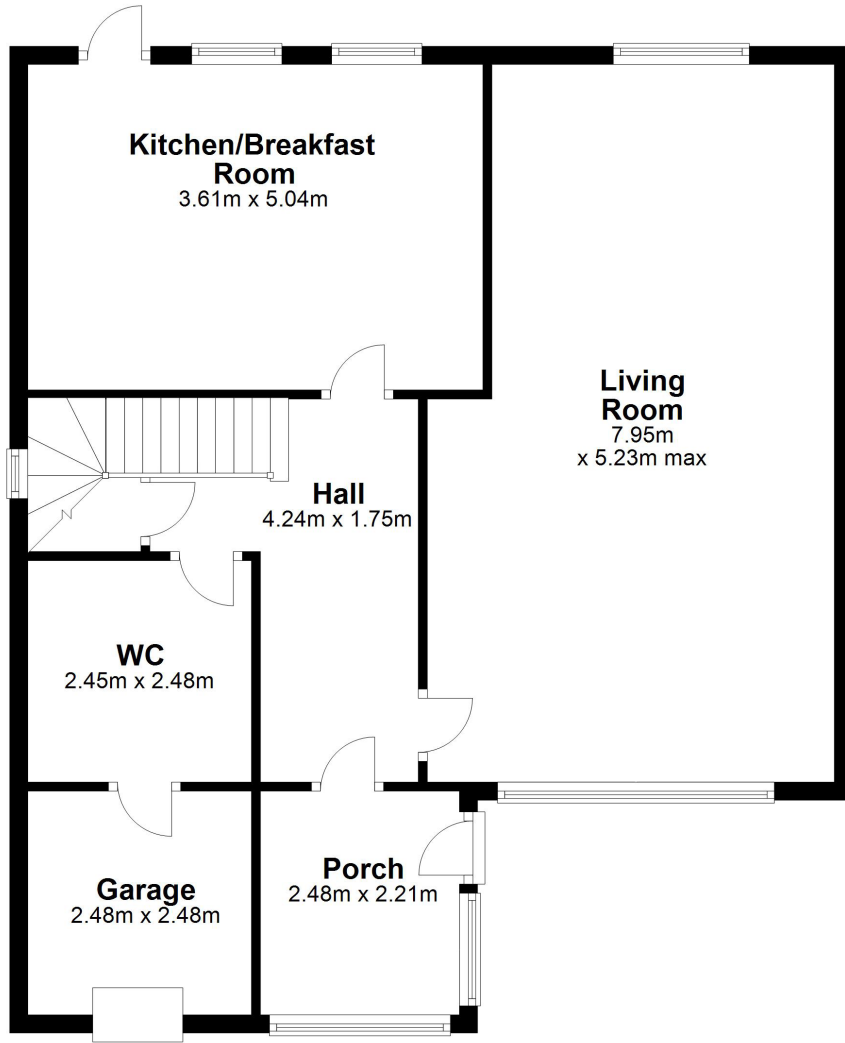
There's a wide range of schools nearby including Loreto College, Clonkeen College, St Bridgets and St Patricks in Hollypark.



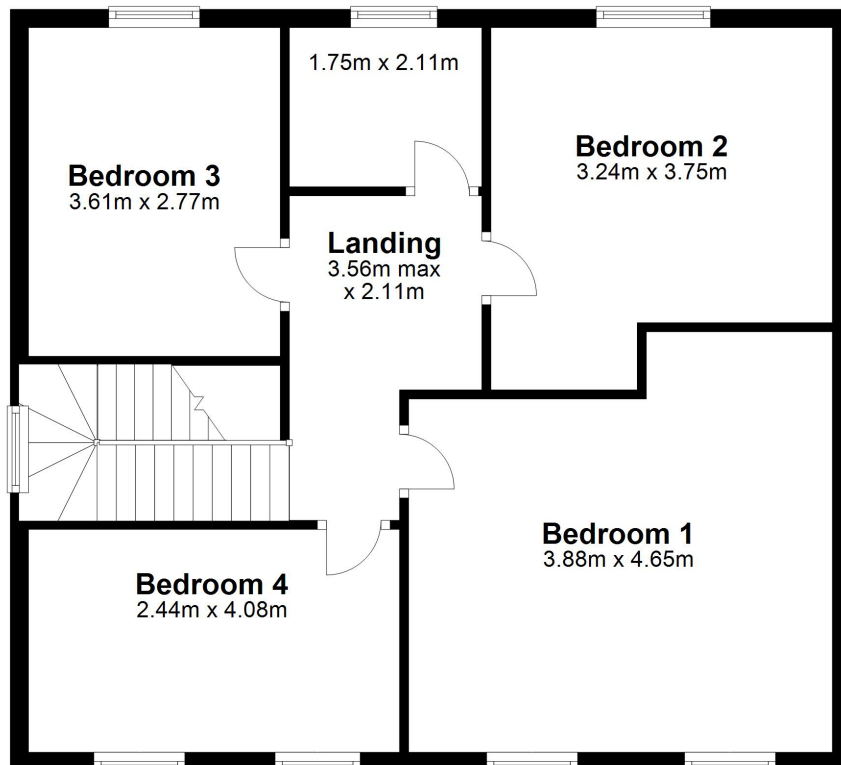


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Ground Floor



First Floor



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