

FOR SALE BY PRIVATE TREATY

122 FOXROCK GROVE

FOXROCK, DUBLIN 18

Asking Price

€525,000



**Tom
O'Higgins**
ESTATE AGENT

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122 FOXROCK GROVE

3 Bed Semi-D 81sqm / 871sqft

ASKING PRICE €525,000

122 Foxrock Grove comes to the market having undergone a total refurbishment throughout. Extending to 81sqm, the stylishly presented accommodation briefly comprises a reception hall, living room, home office, kitchen, bathroom and three bedrooms together with a low maintenance garden to the rear.

The entire has been totally refurbished including the electrics, plumbing, windows and doors, central heating, kitchen and bathroom to provide a modern, comfortable home suited for modern day living.

Superbly located beside Deansgrange Village with its excellent range of amenities including shopping, cafes, pubs, restaurants, a varied range of primary and secondary schools, sporting facilities and excellent transport links including the 46a bus route on Kill Lane and N11 QBC to the city centre.

FEATURES

- Convenient, cul de sac location.
- Fully refurbished throughout.
- Gas fired central heating.
- Double glazed windows.
- Flexible accommodation.
- Off street parking.
- Excellent transport links QBC and N11 close by.

BER

C2 No. 112436225 186.21 kWh/m²/yr



ACCOMMODATION

Reception Hall

With understairs storage.

Home Office

With wood effect laminate flooring.

Living Room

To the front, with laminate floor flooring and open fire with timber surround and tiled hearth.

Bedroom 3

Dual aspect double room with carpet flooring and fitted wardrobes.

Kitchen

Tiled floor and splashback. A range of fitted wall and floor unit with new integrated fridge freezer, dishwasher, washing machine, oven and hob with extractor fan.

Back Hall

Tiled floor. Access to rear garden.

Bathroom

A bright and spacious bathroom with w.c., w.h.b., heated towel rail and fully tiled shower.

Bedroom 2

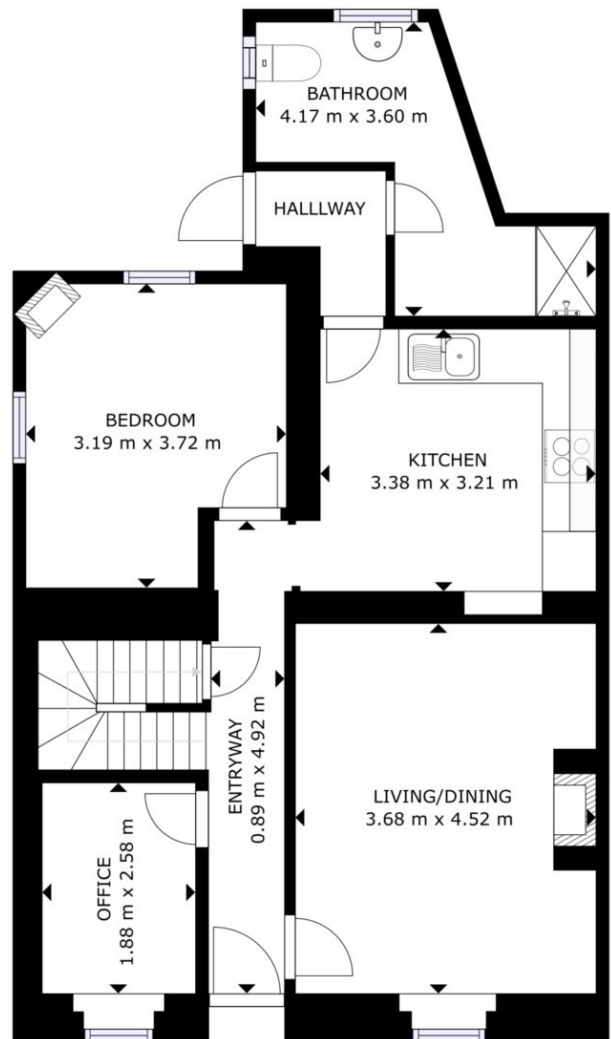
Double room to the front with matching fitted wardrobes and carpet flooring. Open fire

Bedroom 1

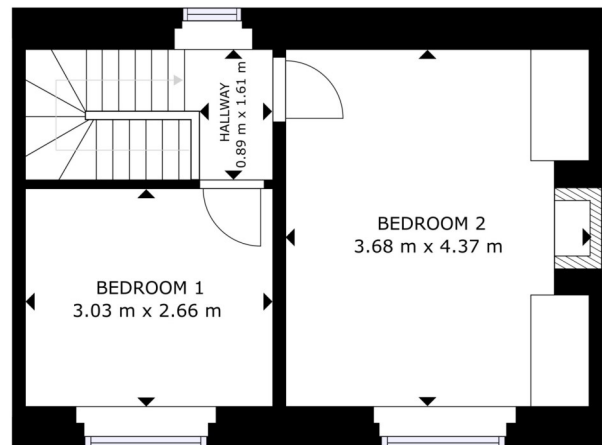
To the front, with carpet flooring.

Outside

A low maintenance garden to the rear with outdoor tap, sockets and lighting. Side access.

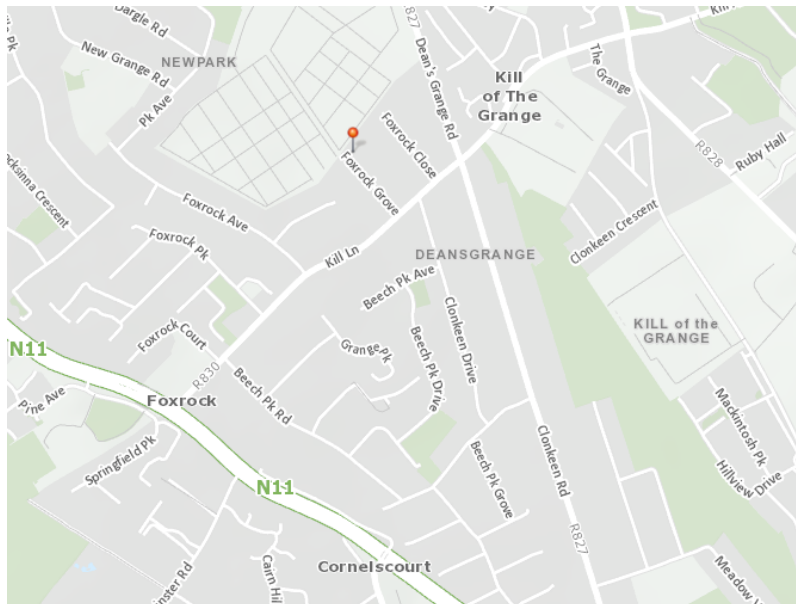


Ground Floor



First Floor

Not to scale. For identification only.



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Negotiator

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