



12 Springfield Park, Foxrock, Dublin 18

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER C3



For Sale by Private Treaty

Hunters Estate Agent is delighted to bring no. 12 Springfield Park to the market. A very fine detached bungalow extending to c. 144 sqm / 1550 sqft, located in a quiet cul-de-sac and enjoying well balanced accommodation throughout and benefitting from a large manicured, sunny south facing rear garden.

The accommodation comprises of an entrance hall, kitchen, living room, family room, sun room, office, three bedrooms, shower room and attic room. The garden to the rear is laid out in lawn with a patio area, mature planting, pond with water feature and green house.

Springfield Park, is a mature development, located close to a myriad of local amenities, including Foxrock Golf Club, Leopardstown Golf Centre, Westwood Gym, Cabinteely Park, Leopardstown Tennis Club and several local rugby, football, hockey and GAA clubs. Marine pursuits are available at nearby DunLaoghaire Harbour.

The local villages of Foxrock, Blackrock, Deansgrange and Stillorgan offer plentiful shopping options, bijou eateries and entertainment facilities. Dundrum Town Centre is a 10 minute drive away or alternatively can be easily accessed via the Luas.

There are several top rated schools in the vicinity. Loreto College Foxrock secondary school for girls is on the doorstep, with Hollypark and St Brigids boys and girls schools all within walking distance. Clonkeen College, Blackrock College and CBC Monkstown senior schools for boys and Mount Anville, Sion Hill and St Raphaela's senior schools for girls are all easily accessible.

Springfield Park benefits from excellent transport facilities including the N11 (QBC – Dublin Bus Routes 46A, 145 and 84), M50 and LUAS at Sandyford and Carrickmines are all easily accessed.

SPECIAL FEATURES

- » Detached bungalow extending to 144 sqm / 1550 sqft.
- » Potential to extend subject to planning permission
- » Large sunny south facing rear garden
- » Off street parking
- » Excellent transport links including Luas, M50 and N11 (QBC)
- » Close to Foxrock, Stillorgan and Deansgrange Villages.
- » Many schools, sports and recreational facilities close by.





ACCOMMODATION

ENTRANCE PORCH

0.88m x 1.63m (2'10" x 5'4")

ENTRANCE HALLWAY

3.8m x 1.65m + 4.23m x .88 (12'5" x 5'4" + 13'10" x 2'10")

Alarm panel and storage cupboard with shelving.

KITCHEN

3.17m x 2.92m (10'4" x 9'6")

Range of fitted units, tiled splashback, stainless steel sink unit, provision for dishwasher and standalone cooker, extractor fan, storage cupboard with water tank and shelving. Door to:

UTILITY ROOM

3.14m x 2.42m (10'3" x 7'11")

Fitted unit with tiled splashback, sink unit with storage under. Timber panelled roof and door to rear garden.

FAMILY ROOM

3.18m x 3.62m (10'5" x 11'10")

Fireplace with solid fuel fire and tiled hearth. Phone point.

SUN ROOM

4.09m x 2.89m (13'5" x 9'5")

T.v and phone point. Door to patio area.

OFFICE

2.25m x 2.87m (7'44" x 9'4")

SHOWER ROOM

2.32m x 1.49m (7'7" x 4'10")

Step-in shower unit with electric shower, pedestal wash hand basin, w.c, recessed lighting, tiled floor, part tiled walls and extractor fan.

LIVING ROOM

4.55m x 3.55m (14'11" x 11'7")

Timber fireplace with brick surround and tiled hearth, fitted gas fire, ceiling coving, fitted t.v unit with storage, t.v point.

BEDROOM 1

4.55m x 3.55m (14'11" x 11'7")

Built in wardrobes, t.v and phone point, fitted headboard with bedside tables and wall lights.

BEDROOM 2

3.56m x 3.55m

Built in wardrobes, sink with mirror and light over, window overlooking rear garden.

BEDROOM 3

2.54m x 3.02m (8'3" x 9'10")

Fitted wardrobe, vanity table with mirror and light over, staircase to attic room.

LANDING

3.32m x 1.85m (10'10" x 6'0")

Under eaves storage, phone point and Velux window.

ATTIC ROOM

3.03m x 3.31m (9'11" x 10'10")

Under eaves storage, phone point and Velux window.

GARAGE

4.43m x 2.33m (14'6" x 7'7")

BOILER HOUSE

1.15m x 1.52m

Gas fired boiler.

OUTSIDE

The manicured south facing rear garden extends to c. 7.5m long and 15m wide with a variety of mature hedging and planting. There is a patio surrounded by lawn area with a pond and water feature. To the front, there is a driveway with lawn area and surrounded by mature hedging.

BER DETAILS

Ber Rating: C3

Ber Number: 108518093

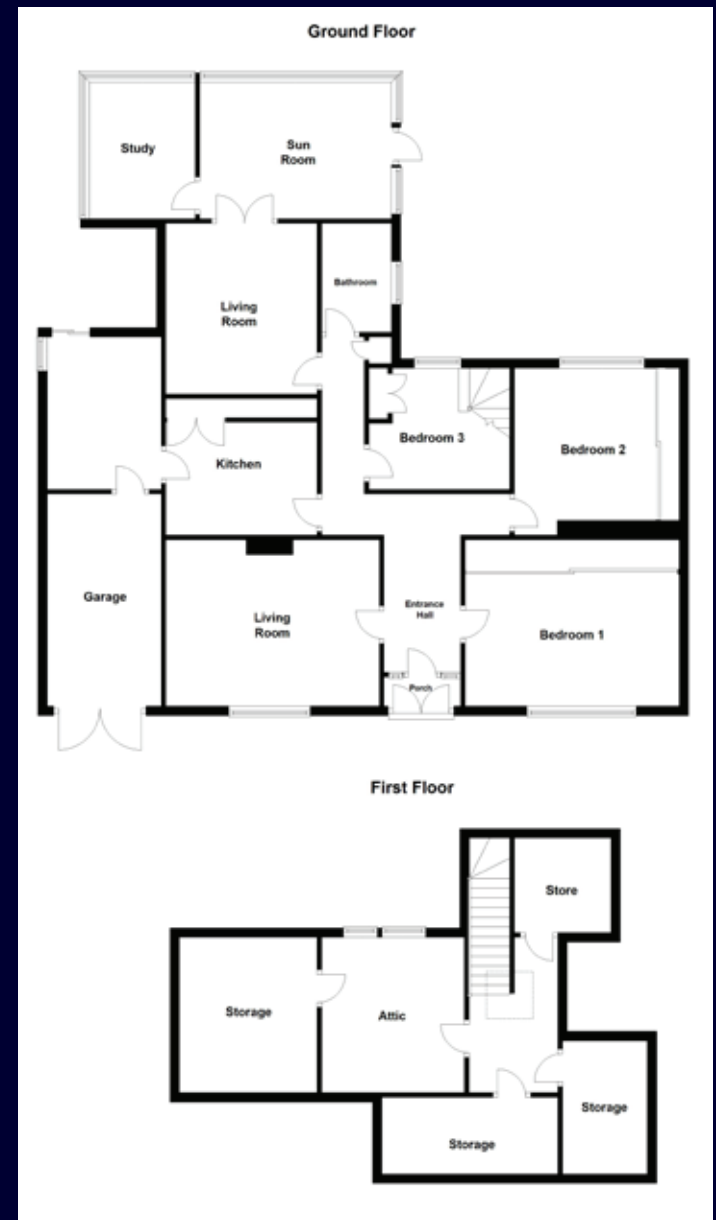
Energy Efficiency Rating: 220.32 kWh/m²/yr

DIRECTIONS

Driving along the N11, northbound, take a left hand turn opposite Foxrock Church and follow the road around to the left. Continue onto Springfield Park and no. 12 is on the left hand side.

VIEWING

By prior appointment through sole selling agent, Hunters Estate Agent, Foxrock, Tel: 01 289 7840.
Email: foxrock@huntersestateagent.ie



 **HUNTERS**
ESTATE AGENT

T 01 289 7840

E foxrock@huntersestateagent.ie

W www.huntersestateagent.ie

2 Brighton Road, Foxrock, Dublin 18

4 Castle Street, Dalkey, Co. Dublin

Waterloo Exchange, Waterloo Road, Dublin 4

1 Saint Mary's Terrace, Rathfarnham, Dublin 14

PSRA Licence no: 001631



No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of Hunters Estate Agents or the vendor in respect of the property shall constitute a representation or a condition or a warranty on behalf of Hunters Estate Agents or the vendor. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or mis-description given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor shall not give rise to any right of action, claim, entitlement or compensation against Hunters Estate Agents or the vendor. Intending purchasers must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor. The services, systems and appliances shown have not been tested and no warranty is made or given by Hunters Estate Agents or the vendor as to their operability or efficiency.

No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of Hunters Estate Agents or the vendor in respect of the property shall constitute a representation or a condition or a warranty on behalf of Hunters Estate Agents or the vendor. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or mis-description given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor shall not give rise to any right of action, claim, entitlement or compensation against Hunters Estate Agents or the vendor. Intending purchasers must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor. The services, systems and appliances shown have not been tested and no warranty is made or given by Hunters Estate Agents or the vendor as to their operability or efficiency. PSRA Licence no: 001631