



23 Arkle Square, The Chase,  
Leopardstown, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agents are delighted to present 23 Arkle Square to the market. A very fine four bed, terraced home extending to c. 170 sqm / 1,830 sqft.

23 Arkle Square offers bright, spacious accommodation set over three levels. The accommodation briefly comprises an entrance hallway, living room and a large fully fitted kitchen/dining room at ground floor level. Two bedrooms (one ensuite) and a main bathroom off the first floor landing with a further two bedrooms (one ensuite) located on the second floor.

The property is accessed via a cobble lock driveway which is bordered by mature, well stocked beds. It offers parking for 2 cars. The property also enjoys the benefit of access to a beautifully maintained secluded communal garden.

Arkle Square is a well established development, popular with owner occupiers and investors alike. Ideally located close to the villages of Stillorgan, Blackrock and Foxrock, all of which offer a wide range of shopping, dining and recreational amenities. Beacon South Quarter is within a short stroll and Dundrum Town Centre is easily accessible also. Sandyford Business District, South County Business Park and Leopardstown Office Park are all within a very short walk away.

Transport links are excellent, with the LUAS at Sandyford a two minute walk away and the N11(QBC) at the end of Brewery Road is within a 10 minute walk. Both of which offer easy access to UCD, Trinity College and Dublin City Centre. The M50 exit 14 (Leopardstown) is a minutes' drive away and allows access countrywide.

There are several well regarded schools in the area including St Raphaelas, Loreto College Foxrock, Holly Park national school, Blackrock College, St Andrews and Mount Anville to name but a few.

Recreational and sports activities are aplenty locally, with Westwood Gym and Leopardstown Race Course very close by. The Golf Centre at Leopardstown, Foxrock Golf Club, Leopardstown Tennis Club and several rugby, football and GAA clubs are in the immediate area. Marine activities are available at nearby Dunlaoghaire Harbour and mountain walkers, bikers, hikers and horse riding enthusiasts can enjoy the benefit of being close to the Dublin Mountains.

## SPECIAL FEATURES

- » Extremely well presented 4 bed home
- » Extending to 170 sqm / 1,830 sqft
- » Quiet cul de sac location within well established development
- » Gas fired central heating
- » Off street car parking
- » Excellent transport links, including LUAS, M50 and N11 (QBC)
- » Close to schools, shopping, sports and recreational facilities







# ACCOMMODATION

## ENTRANCE HALL

3.68m x 1.76m (12'1" x 15'2")

Under-stairs storage and ceiling coving.

## LIVING ROOM

4.92m x 4.66m (16'1" x 15'2")

Marble fireplace, electric fire inset, slate hearth, ceiling coving, wall lighting, timber floor, t.v. point, dual aspect.

## KITCHEN/DINING

4.85m x 4.63m (15'9" x 15'1")

Range of built-in units, worktop, 1 and ½ bowl stainless steel sink unit, four ring electric hob, extractor fan over, double oven. Tiled splash back, recessed lighting, tiled floor, integrated fridge freezer, dishwasher and washing machine.

Staircase to First Floor

## FIRST FLOOR

### LANDING

3.55m x 2.45m (11'6" x 8')

### BEDROOM 1

4.43m x 3.46m (14'6" x 11'4")

Range of built-in wardrobes and TV point.

### HOTPRESS

With shelving, immersion and timer.

### BEDROOM 1

4.76m x 4.13m (15'6" x 13'5")

Range of built-in wardrobes, dressing table with mirror over, dual aspect, door to:

### ENSUITE SHOWER ROOM

3.19m x 0.76m (10'4" x 2'4")

Step-in tiled shower unit, w.c., wash hand basin, with mirror and light over. Tiled walls, tiled floor and extractor fan.

## BEDROOM 2

4.75m x 3.07m (15'5" x 10')

Built-in wardrobes.

## BATHROOM

3.24m x 1.65m (10'6" x 5'4")

Bath with shower attachment over, w.c., pedestal wash hand basin, mirror and light over. Fully tiled walls, tiled floor and extractor fan.

Staircase to second Floor

## SECOND FLOOR

### LANDING

1.88m x 1.77m (6'1" x 5'8")

Fitted storage, Velux window.

### BEDROOM 3

4.93m x 3.97m (16'1" x 13')

Range of built-in wardrobes, dressing table.

### ENSUITE SHOWER ROOM

1.92m x 1.5m (6'2" x 4'9")

Step-in tiled shower unit, w.c., pedestal wash hand basin with mirror and light over. Fully tiled walls, tiled floor and extractor fan.

### BEDROOM 4

4.78m x 4.52m (15'6" x 14'8")

Pine panelled ceiling, mahogany fireplace, cast iron inset with electric fire and polished marble hearth. Timber floor, recessed lighting and t.v. point.

## OUTSIDE

There is a cobble lock driveway with off street parking for 2 cars, bordered by mature well stocked beds. There is also a private, beautifully maintained communal gated garden to the rear, access from the street.

## MANAGEMENT COMPANY DETAILS

Sky Property Management Limited  
Tel: 01 295 7413  
Email: [info@skyproperty.net](mailto:info@skyproperty.net)  
Service Charge: c. €1,000 per annum

## BER DETAILS

BER Rating: D2  
BER Number: 105021620  
Energy Performance Indicator: 272.46 kWh/m<sup>2</sup>/yr

## DIRECTIONS

Coming from the City Centre along the N11, turn right onto Brewery Road. Continue along Brewery Road and take the last left turn and follow around to the right and right again. Follow the road round to the left and no. 23 Arkle Square is located on the left hand side.

## VIEWING

Strictly by prior appointment with sole selling agents Hunters Estate Agent Foxrock on 01 289 7840 or Email: [foxrock@huntersestateagent.ie](mailto:foxrock@huntersestateagent.ie).



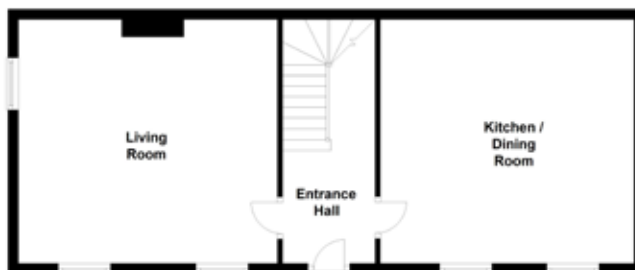
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## Terms and Conditions

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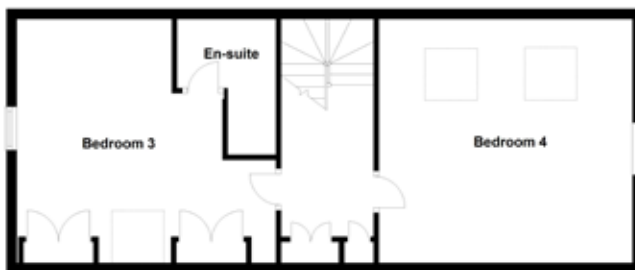
Ground Floor



First Floor



Second Floor



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