



23 Kill Lane, Foxrock, Dublin 18, D18 T9C7.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market this bright and spacious semi-detached town house extending to approximately 94sq.m/1,012sq.ft enjoying a secluded rear garden. Upon entering this property you are welcomed by a spacious entrance hallway, to the left lies the kitchen with bay window and door to the well-proportioned living/dining room. Double doors lead out to the patio and garden. A guest w.c. and cloaks cupboard complete the accommodation at this level. A staircase leads up to a light filled landing with Velux window. There are three spacious bedrooms and bathroom with hatch to the attic.

This property is approached by a cobble-lock driveway to the front and a side entrance leads to the lawned rear garden bordered by paved patio and barna shed.

Kill Lane is a most sought after location, conveniently situated close to a host of amenities in nearby Deansgrange, Foxrock Village, Stillorgan, Dun Laoghaire, Blackrock and Dundrum Town Centre including several shopping centres, an array of specialist shops, restaurants, coffee shops and delis. The area also benefits from many recreational amenities including various local tennis, rugby, GAA, golf clubs, Deansgrange Library and marine activities in nearby Dun Laoghaire. Some of Dublin's finest primary and secondary schools are within easy reach including Hollypark and St.Brigid's national schools, Lycee Francais d'Irlande Primary School, Loreto Foxrock, Clonkeen College, CBC Monkstown Park, St. Andrews College, Willow Park and Blackrock College to name but a few. Various third level colleges are also within an easy commute.

The area benefits from excellent transport links close by including the QBC, N11 and M50, the DART at Blackrock and the LUAS green line at Sandyford providing ease of access to and from the city centre and surrounding areas.

Viewing is highly recommended.

SPECIAL FEATURES

- » Bright and spacious accommodation
- » Superb potential to upgrade and modernise
- » Off street parking to the front
- » Most appealing lawned rear garden
- » Highly convenient location
- » Gas fired central heating
- » Security alarm system
- » Accommodation extends to approximately c.94sq.m/1,012sq.ft.
- » Fitted carpets, curtains and light fittings as listed are included in the sale



ACCOMMODATION

ENTRANCE HALL

4.81m (15'7") x 1.76m (5'7")

Laminate flooring, telephone point, Ceiling coving, digital alarm panel, Cloaks cupboard.

GUEST W.C.

1.65m (5'4") x .75m (2'4")

W.C., pedestal wash hand basin, tiled splash-back and shelving over, extractor fan.

LIVING/DINING ROOM

5.87m (19'2") x 4.81m (15'7") (overall)

Raised fireplace with gas fire, laminate floor, ceiling coving, recessed lighting, t.v. point, double doors to garden.

KITCHEN

3.56m (11'6") x 2.96m (9'7")

Range of fitted units, worktop, stainless steel sink unit, tiled splash-back, four ring electric hob, oven under, extractor fan over, plumbed for washing machine, provision for fridge. Bay window.

STAIRCASE TO FIRST FLOOR

LANDING

2.49m (8'1") x 2.31m (7'5")

Velux window

BEDROOM 1

3.78m (12'3") x 3.29m (10'7")

Built-in wardrobes and t.v. point.

BEDROOM 2

4.4m (14'4") x 2.3m (7'5")

Built-in wardrobe and shelving.

BEDROOM 3

3.63m (11'9") x 2.42m (7'9")

Built-in wardrobe.

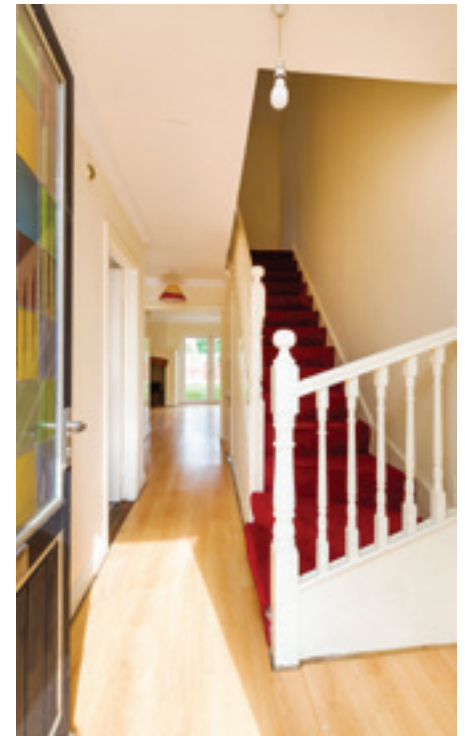
BATHROOM

2.39m (7'8") x 1.9m (6'2")

Bath with shower attachment over, w.c., pedestal wash hand basin with mirror and light over, partly tiled walls and hatch to attic.

HOTPRESS

With shelving.



OUTDOOR

The front of the property is approached by a cobble-lock driveway with a side entrance leading to the most appealing rear garden c.12.66m long x 6.17m wide (41'5" x 20'2"), which enjoys a lawn, paved patio and barna shed.

BER DETAILS

BER: D1
BER Number: 105588339
Energy Performance Rating: 236.04 kWh/m²/yr

DIRECTIONS

Coming from the N11, drive down Kill Lane. No.23 is on the left hand side before the junction at Deansgrange.

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Foxrock on 01 289 7840. or email: info@huntersestateagent.ie



FLOOR PLANS

Not to scale. For identification purposes only.

HUNTERS

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