



9 Kelston Avenue

Leopardstown Road, Foxrock, Dublin 18 D18 VW63

Morrison
Estates



For Sale by Private Treaty

This is a truly rare find and is a prime, own hall door, two bedroom property set out in an enviable position with an immaculate and inviting interior design enhanced by a palette of neutral colour schemes bathed with natural light from front and also from the two bedrooms at rear. It is further complimented by a large private south westerly facing terrace with open outlook over a lawned private / quiet green area to the front and is also a short walk to the Sandyford LUAS and it also has a designated car parking space situated right outside.

This is the type of home which rarely comes to the market - that will undoubtedly appeal to those trading down from a larger family home in the area, to a young couple beginning their home buying journey with ample space and private garden areas to accommodate young children, or to a professional seeking a spacious high quality quiet home, with ease of access to the heart of business in either Sandyford or city Centre

Kelston was designed by O' Mahony Pike Architects and built by Park Developments in 2004 and is one of the most prestigious, highly regarded award winning developments in South County Dublin. This prime mature Foxrock development which is mainly owner occupied and each one kept in pristine order is set amid beautifully landscaped grounds which are meticulously maintained; there is a private gated access to the QBC (Quality Bus Corridor) exclusively for residents, giving rapid city access through a dedicated bus lane.

Located off the intersection of the N11, Leopardstown Road and opposite Newtown Park Avenue this is probably one of the nicest and most upmarket residential locations in the South city with a choice of neighbourhood retail and service outlets on the doorstep. Foxrock and Stillorgan Villages are just minutes drive away, as is the Sandyford business region – home to some of the world's largest companies. Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars is also close by as is Blackrock and Stillorgan Villages with an array of cafes, bars and restaurants, and the city centre is just 20 minutes away.

For the family market this location is within close proximity to a selection of Dublin's most highly regarded schools, including St. Brigid Boys and Girls schools at Foxrock and Cabinteely, Hollypark, the French school Lycée Francais and also Loreto College Foxrock as well as the new Nord Anglia International School. For the corporate/professional market the location is within walking distance of the Sandyford business region, and also with the benefit of access by QBC through the N11 directly to the City Centre. The M50 and N11 are also within easy reach, and the area is served by an excellent public transport network of LUAS and Dublin Bus. The LUAS Park and ride is nearby at Sandyford.

Features Include•

- Prime location, own door terrace property, set in an extremely private, tranquil setting
- Own door entrance from street in modern Townhouse styling (making the property feel more like a Townhouse rather than a typical apartment requiring corridor and lift access)
- Large, bright, spacious accommodation with dual aspect to maximise light c. 86 Sq. M, (925 Sq. Ft)
- Walk into condition- interior designed, immaculately presented, welcoming interior
- Fitted blinds and built-in kitchen appliances namely oven, hob, extractor fan, fridge/freezer, dishwasher and washing machine are included in the sale
- Fully fitted customised Siematic kitchen
- Bathrooms with quality sanitary ware
- Spacious Utility Room
- Gas Fired Central Heating
- Wired for Burglar Alarm System
- Double Glazed windows
- Designated car parking space - additional visitors car parking spaces
- The property has private residents access to the QBC (Quality Bus Corridor) on N11 giving dedicated direct access to the City Centre
- Upmarket exclusive location within the prime Dublin 18 area
- Professionally managed grounds
- Close to Foxrock village, Stillorgan, Mount Merrion, Dundrum Town Centre, LUAS & M50

Accommodation•

Own Hall Door Entrance with hall area:

Open Plan Living/Dining Room: 8.14m x 5.63m, a bright open space with feature glass block wall dividing kitchen from space, oak wooden flooring, large picture window overlooking private front terrace, tv point

Kitchen: 2.8m x 2.27m, modern Siematic kitchen featuring an extensive range of built-in units and worktops, stainless steel sink unit, oven and hob, stainless steel extractor fan, dishwasher, fridge/freezer, recessed lighting, ceramic tiled floor

Utility/Storage: 1.56m x 1.53m, with provision for washing machine and tumble dryer, built-in storage presses, ceramic tiled floor

THERE ARE TWO BEDROOMS:

Master Bedroom: 5.02m x 2.82m, with bay window, carpet flooring, range of built-in wardrobes and door to

En- Suite Bathroom: with white suite comprising bath with shower over, wash hand basin, wc with concealed cistern, heated towel rail, ceramic tiled floor, part ceramic tiled walls, extractor fan

Bedroom 2: 4.68m x 2.71m, with carpet flooring, range of built-in wardrobes and door to

Shower Room: with fully tiled step-in shower, wc, wash hand basin with mosaic tiled splashback, recessed lighting, extractor fan, ceramic tiled floor

Hotpress: Shelved for storage

Management Company•

Petra Property Management

Service Charge: c. € 1,132.00 PA

Viewing by appointment.





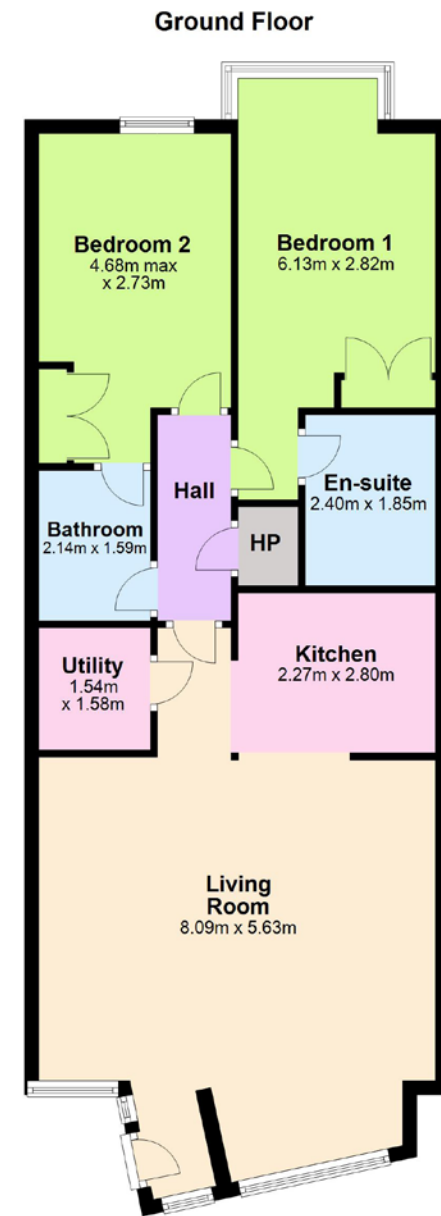
Viewing: By prior appointment

BER: B3

BER Number: 116867094

EPI: 127.64 kWh/m²/yr

BER B3



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Sandyford

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