

# For Sale

Asking Price: €785,000

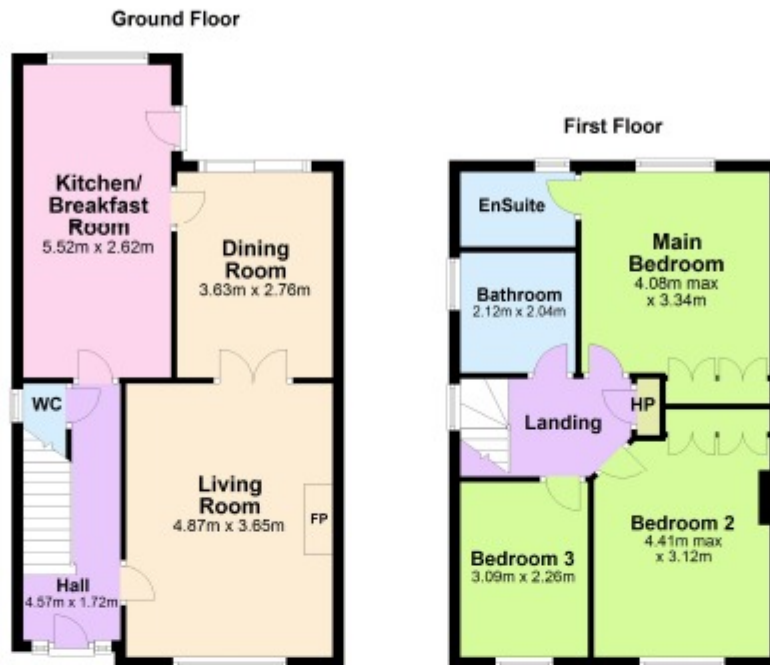


74 Fosterbrook, Stillorgan Road,  
Booterstown, Co. Dublin, A94 K6K4

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BER C3





Fosterbrook has always proven to be a popular choice with families looking for a home in a location which is close to excellent schools, public transport options and amenities. No.74 Fosterbrook is a fine three-bedroom semi-detached property which has been well maintained over the years and just waiting for its next owner to bring new life into it and create a modern, cosy family home.

Ideally positioned in a quiet cul-de-sac and having a wide shaped rear garden, it offers potential to extend the current floor area if so desired (subject to the relevant planning permission). The accommodation comprises hallway, guest wc, living room with double doors opening into the dining room/family room, kitchen/breakfast, 3 bedrooms, 1 en suite and bathroom.

There is a large rear garden, mainly laid in lawn with timber shed for storage and side access leading to the front garden. To the front there is a small lawned area and mature trees and hedging providing some privacy. There is off-street parking on the driveway.

Location simply couldn't be better, tucked in off the N11 near UCD with Blackrock & Stillorgan both within proximity offering a myriad of amenities including a wide range of specialty shops, restaurants and three shopping centres with fantastic transport links including the DART, N11 with QBC and the close by M50.

There is an excellent selection of primary and secondary schools including Blackrock College, St Michaels College, St Andrews College, Sion Hill, Coláiste Iosagain, Mount Anville, secondary schools, Booterstown National Schools, to name but a few within the area.

#### SPECIAL FEATURES

- Three bedroom semi-detached property
- Quiet cul-de-sac location
- Large rear garden
- Close to Blackrock, Stillorgan and Mount Merrion

**ACCOMMODATION**

Floor Area: 99sq.m. / 1,066sq.ft. approx.

Hallway Laminate flooring, central light.

Guest WC Vinyl flooring, wc, wash hand basin with tiled splashback, window to side.

Living Room Laminate flooring, ceiling coving, window to front, open fireplace with marble hearth and inset, wooden mantle and central light. Double doors to ...

Dining Room Laminate flooring, ceiling coving, central light, sliding doors to rear patio.

Kitchen/ Breakfast Room Vinyl flooring, fitted floor and wall kitchen units, stainless steel sink unit, plumbed for washing machine and dishwasher, electric oven and gas hob, extractor fan, fridge freezer. Door to rear patio.

Landing With window to side, central light and attic access. Shelved hot press

Bedroom 1 Double bedroom, carpet flooring, central light, window to rear, fitted wardrobes.

En suite Vinyl flooring, wc, wash hand basin, central light, extractor, window to rear.

Bedroom 2 Double room with carpet flooring, central light, window to front, fitted wardrobes.

Bedroom 3 Spacious single room with carpet flooring, central light, window to front.

Bathroom Vinyl flooring, window to side, bath with telephone shower attachment, wc, wash hand basin with tiled splashback and central light.

**GARDEN**

There is a large rear garden, mainly laid in lawn with timber shed for storage and side access leading to the front garden. To the front there is a small lawned area and mature trees and hedging providing some privacy. There is off-street parking on the driveway.

**BER**

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**NEGOTIATOR**

Joan O'Hanlon Assoc. SCSl  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 087 1919103  
E: joan.ohanlon@sherryfitz.ie

**MORTGAGE ADVICE**

For mortgage advice talk to  
Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: blackrock@sherryfitz.ie

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