

# For Sale

Asking Price: €995,000



69 Fosterbrook, Stillorgan Road,  
Booterstown, Co. Dublin, A94 R5H0

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BER C1





TOTAL FLOOR AREA : 188.0 sq.m approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Blueprints 0202.

This superbly appointed family residence enjoys an enviable location tucked away in this popular development just off the Stillorgan Road beside the grounds of the Radisson SAS Hotel.

Built in c. 1994 by Berland homes this is a great opportunity to acquire a substantial family home of considerable style which has been extensively refurbished and extended with great flair and meticulous attention to detail.

Extending to 2,030sq.ft (approx.) the house enjoys a wonderful, homely atmosphere and has many very attractive features. Of particular note is the very large sunny back garden which also has a superb decked and patio area, ideal for summer entertaining.

The accommodation briefly comprises bright entrance hall, dining room, living room with sliding doors to rear garden and a superb open plan kitchen/breakfast room with a large utility room. There is also a study/t.v. room and a guest w.c. on the ground floor. Upstairs there are five very fine bedrooms two of which are en-suite. The property is further complemented with parking facilities to the front providing parking for several cars.

The convenience of the location cannot be overstated being between the Stillorgan Road and the Rock Road. Local shopping is available on Woodbine Road and Mount Merrion. The Merrion Shopping Centre, Blackrock, Donnybrook and Stillorgan village are within a short drive and access to the M50 is also a short drive-up Fosters Avenue with easy access to the Dundrum Shopping Centre. Many of Dublin's principal schools are close by including St Andrews, Mount Anville, Teresians, Blackrock College, St Michaels and UCD, Belfield.

Recreational amenities are well supplied with UCD sports grounds, Elm Park Golf Club and Booterstown Bird Sanctuary for leisurely walks. Public transport is well catered for being just off the Stillorgan Road, with an excellent supply of bus routes on the QBC, not to mention the DART station in Booterstown being within a short stroll.

This home is the perfect choice for those seeking an exceptionally spacious residence which is presented in good condition throughout.

#### SPECIAL FEATURES

- Superb five bedroom family home.
- Spacious accommodation throughout.
- Measuring 2,030sq.ft. approx.
- Sunny private rear garden.
- Decked and patio area ideal for entertaining.
- Off-street parking for 3 cars.
- Lovely residential location.
- Great transport links.
- Gas fired central heating.
- T.V. & telephone points.
- Security Alarm.
- Underfloor heating in kitchen/breakfast room, utility room & upstairs bathroom



## ACCOMMODATION

**Entrance Hall** Tiled floor, carpeted stairs to first floor, recessed lighting and radiator cover.

**Guest WC** Tiled floor with wash hand basin and wc.

**Living Room** Wooden flooring with cast iron fireplace, tiled inset and granite hearth, ceiling coving, pendant and wall lighting, window to front and double doors to

**Dining Room** Wooden flooring, recessed lighting and double sliding glazed doors leading to decked patio with opening leading through to

**Kitchen/ Breakfast Room** Large bright room with excellent range of wall and floor units in a Cherrywood finish with black marble/granite worktops and an island for casual dining Tiled floor with window and double doors leading to large, decked area. Zanussi dishwasher, De Dietrich hob and extractor fan, Neff double oven and grill, stainless steel fridge, recessed lighting and pendant lighting

**Utility Room** Plumbed for washing machine, dishwasher and dryer.

**Family Room** Bright room to the front with wooden flooring, two windows, recessed lighting.

**Bedroom 1** Main Bedroom to the front with carpet flooring, large walk-in wardrobe featuring extensive storage, shelving and mirrors window to the front and access door to bathroom.

**Bathroom** Fully tiled with bath and shower attachment, large vanity unit with wash hand basin, mirror and storage unit underneath. Tall storage unit and wc, opaque window to side.

**Bedroom 2** Spacious double bedroom with carpet flooring, window, built in wardrobes.

**Ensuite** Fully tiled with shower, wash hand basin and wc

**Bedroom 3** Large double to the rear with carpet flooring and window overlooking the rear garden.

**Bedroom 4** Double bedroom to the rear with carpet flooring and window overlooking the rear garden.

**Bedroom 5** Double bedroom to the rear with carpet flooring and window overlooking the rear garden.

## GARDEN

The front garden is mainly in lawn with a variety of plants, trees & shrubs and has off street parking for 3 cars. A real feature of this property is the particularly large sunny west facing rear garden which is mainly laid out in lawn with a variety of plants, trees & shrubs and is further complemented with a superb decked and patio area, ideal for summer entertaining.

## BER

BER C1, BER No. 104885561

Energy Performance Indicator: 174.9 kWh/m<sup>2</sup>/yr





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