



37 Westminster Lawns, Foxrock, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER D2

For Sale by Private Treaty

Hunters Estate Agent is delighted to present to market this extremely well presented and maintained detached family home. No. 37 Westminster Lawns enjoys a quiet cul de sac location in this highly sought after mature development located just off Leopardstown Road.

Upon entering this spacious and light filled home, you are greeted by a large hallway off which a generous living room, a family room, an open plan kitchen breakfast room (with utility) and a second family room /fifth bedroom with shower ensuite. At first floor level there are a further four good sized bedrooms with the master enjoying an ensuite and a main family bathroom. The accommodation throughout this substantial family home is well laid out and extends to a generous 1,830 sqft/ 170 sqm.

Outside to the front there is a cobble lock driveway providing ample off street parking bordered by mature planting. There is side pedestrian access which leads to the private rear garden, which is a laid out in lawn and patio area which benefits from a sunny south facing aspect.

No. 37 enjoys an excellent location, being only a short distance from Foxrock, Stillorgan, Blackrock and Deansgrange Villages, where local shopping, eateries, churches, libraries, sports and recreational facilities are in plentiful supply. Super transport links are on hand, including the N11 (QBC), M50 and Luas at Sandyford. Dundrum Town Centre is a short drive away and a number of renowned junior and senior schools are close by including Hollypark and St Brigids boys and girls' national schools, Loreto Foxrock, Clonkeen College, Blackrock College and Mount Anville.



SPECIAL FEATURES

- » Excellently presented 4 bed detached family home
- » Extending to c. 1,830 sqft/ 170 sqm.
- » Quiet and mature development with lovely green area close by
- » Double glazed throughout
- » Gas fired central heating
- » Wired for alarm
- » Sunny south facing rear garden
- » Ample off street car parking
- » Super transport links including Luas, M50, N11 (QBC)

ACCOMMODATION

ENTRANCE HALL

1.75m (5'8") x 5.87m (19'3")

Laminate wooden flooring, phone point and alarm panel.

LIVING ROOM

5.34m (17'6") x 5.8m (19')

Laminate floor, ceiling coving, feature fire place with gas coal-effect inset and marble surround, wall mounted lights and double doors to:

FAMILY ROOM

4.01m (13'1") x 3m (9'10")

Laminate floor, door to:

KITCHEN/BREAKFAST ROOM

6.86m (22'6") x 3.65m (11'11")

Fitted units with granite worktop and splash back. Integrated electric hob, electric oven, extractor fan, integrated dishwasher and fridge freezer, stainless steel sink unit, tiled floor, recessed lighting, under-stairs storage and access to rear garden.

UTILITY ROOM

2.55m (8'4") x 1.1 (3'7")

Built-in shelving, plumbed for washing machine, gas fired boiler and tiled flooring.

SHOWER ROOM

2.46m (8') x 1.17m (3'10")

Jack and Jill style shower room with tiled floor, walls, step-in shower with electric shower, wash hand basin and w.c.

FAMILY ROOM 2/BEDROOM 5

4.32m (14'2") x 2.48m (8'1")

Varnished wooden floor, picture window.

LANDING

3.88m (12'7") x 0.88m (2'10")

Hatch to attic, hotpress with ample shelving and immersion.

MAIN/BEDROOM 1

3.88m (12'7") x 3.95m (12'11")

Range of fitted wardrobes and picture window to the front.

EN SUITE

2.29m (7'6") x .98m (3'2")

Step-in shower, unit with Mira electric shower, heated towel rail, wash hand basin, w.c., recessed lighting, tiled walls and floor.

BEDROOM 2

3.27m (10'8") x 4.94m (16'2")

Extensive built-in wardrobes, picture window.

BEDROOM 3

3.91m (12'9") x 3.92m (12'10")

Built-in wardrobes, picture window, laminate wooden flooring.

BEDROOM 4

3.27m (10'8") x 2.79m (9'1")

Laminate floor.

BATHROOM

1.88m (6'2") x 2.26m (7'4")

Bath with overhead shower, heated towel rail, wash hand basin, w.c. recessed lighting, tiled wall and floor.



OUTSIDE

To the front the property is approached by a cobble lock drive way, providing off street parking for several cars.

REAR GARDEN

There is a good sized rear garden extending to 11.48m (37'7") x 11.28m (37'), laid in lawn and enjoying a sandstone patio area that benefits from a sunny south facing aspect and side passage. There is also a Barna shed and a purpose built storage shed.

BER DETAILS

BER Rating: D2

BER Number: 108548413

Energy Performance Indicator: 274.57 kWh/m²/yr

DIRECTIONS

Travelling along the N11 south bound, take a right turn onto Leopardstown Road. Take the first right hand turn into Torquay Wood and the first right onto Westminster Lawns. Take third left hand turn and no. 37 is on the left hand side.

VIEWING

Strictly by prior appointment through sole selling agent, Hunters Estate Agent, Foxrock. Tel: 01 289 7840. Email: foxrock@huntersestateagent.ie



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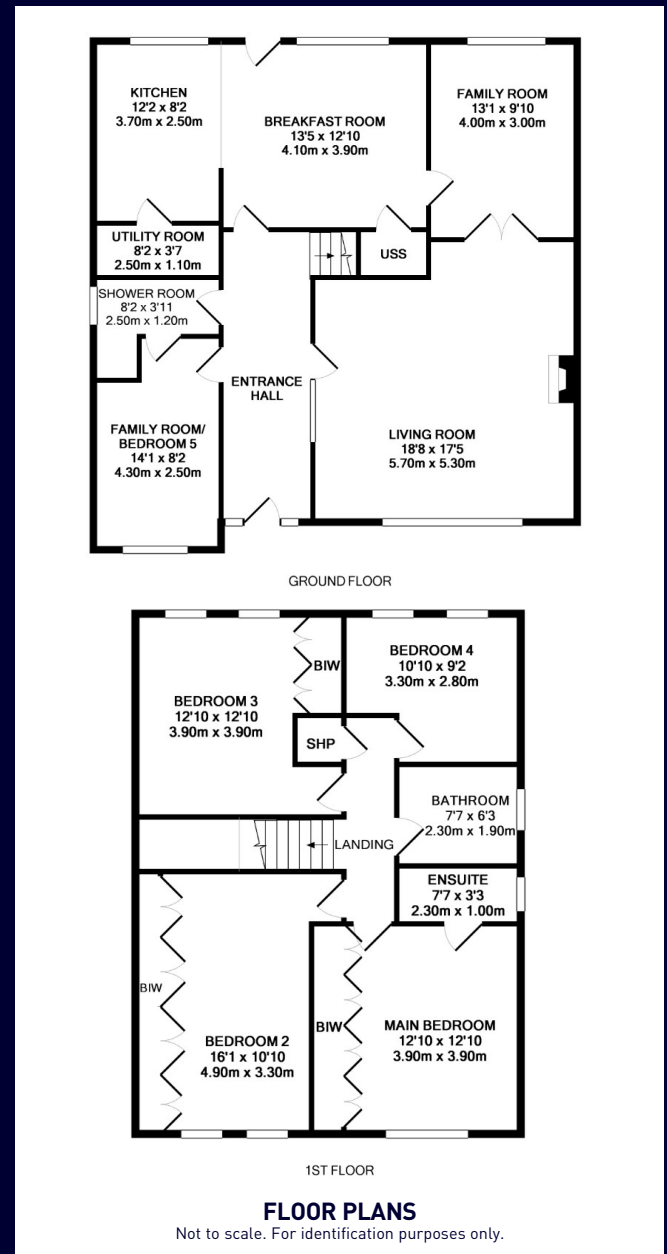
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