



Floor Plans (not to scale) for identification purposes only
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DNG
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BER B3

7 Kelston Avenue,
Leopardstown Road, Dublin 18, D18 W922

c. 120 sq. m. / 1,292 sq. ft.



DNG
DOUGLAS NEWMAN GOOD

7 Kelston Avenue, Leopardstown Road, Dublin 18, D18 W922

Welcome to 7 Kelston Avenue. A beautifully presented four bed duplex located in an eye-catching and very desirable residential area. Located off Leopardstown Road, in the grounds of Kelston House, is this beautifully presented home, offering all the convenience of modern living with an address second to none.

Built by Park Developments, a name synonymous with quality and design, Kelston is a stylish modern and exclusive mix of apartment townhouses and detached houses surrounded by well maintained and manicured communal gardens.

The accommodation is of generous proportions and beautifully appointed and extends to approx. 120 sq. m. / 1,292 sq. ft. Downstairs accommodation comprises entrance hall, kitchen / dining area, living room, utility room and guest w/c downstairs. Upstairs accommodation comprises 4 large bedrooms, the master of which is en suite. A family bathroom completes the accommodation at this level.

There is the added benefit of a large balcony off the main living area which spans the full length of the room. It is extremely private and overlooks the beautifully maintained communal gardens. There is also private parking for two cars to the front of the property.

All conceivable conveniences are located nearby. The Quality Bus Corridor (QBC) is 3 minutes walk away and the LUAS and the M50 is within easy reach. Foxrock, Blackrock and Stillorgan Villages are within walking distance and for the energetic, the Dublin Mountains or The Irish Sea are both within easy distance ensuring you get to enjoy everything such a location can offer.

The location is favoured with a wealth of leisure amenities including Leopardstown Racecourse, Westwood Sports Centre, Foxrock Golf Club, not to mention the many bijou eateries including the Gables Wine Bar and Restaurant. The area is dotted with highly regarded schools including st. Raphaela's NS, St Brigid's NS, Newpark Secondary school, Hollybrook and many more available along the QBC. Early viewing is recommended to appreciate what this wonderful home has to offer.

*The new owner will become a member of the Owners Management Company. The owner will have to pay an Annual Service charge, which many increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas. An annual service charge of approx. €1,200 is payable to Kelston Avenue Management Ltd.

Accommodation

Entrance Hall: 6.76 x 1.94

Inviting entrance with USS, alarm panel, recessed lighting & solid wood floors.

Living Room: 5.65 x 3.78

Large bright room with double doors opening out to the large balcony which spans the full length of the room. Overlooking communal green area. Recessed lighting and solid wood floors.

Kitchen / Dining area: 5.28 x 3.67

Kitchen: With tiled floor, fitted wall and floor units, Zanussi hob & extractor fan, NEFF oven, NEFF dishwasher, Indesit Fridge.

Dining Area: Bright room located to the front with box bay window and recessed lighting

Utility: 1.57 x 1.45

With fitted wall and floor units, tiled floor, plumbed for washing machine and tiled splash back.

W/C: 1.98 X 1.48

With w/c, wash hand basin & heated towel rail

Upstairs

Landing: 4.34 x 1.92

With hot Press

Master bed: 4.48 x 3.17

Large double room to the front with fitted wardrobes. En suite off.

En suite: 2.02 x 1.62

With w/c , wash hand basin, walk in shower, tiled floor and recessed lighting.

Bed 2: 4.06 x 3.14

Double room to the rear overlooking the communal gardens. Fitted wardrobes. Access to main bathroom.

Bed 3: 3.28 x 2.43

Generous sized room to the front with fitted wardrobes and access to attic.

Bed 4: 2.91 x 2.39

Generous sized bedroom to the rear overlooking communal gardens.

Bathroom: 2.04 x 1.89

With w/c, wash hand basin, bath, tiled splash back, electric shower & heated towel rail.

BER: B3 BER Number: 100935154

EPI: 136.93 kWh/m²/yr

Features

- Beautifully presented four bed duplex.
- Flexible accommodation of approx. 120 sq. m. / 1,292 sq. ft.
- Extremely desirable residential area
- Built by Park Developments
- Well maintained and manicured communal gardens
- Sunny private balcony overlooking communal gardens
- Parking to the front for two cars

View By Appointment

Asking Price: €645,000

