



BER C1

105 Tudor lawns, Foxrock, Dublin 18. D18 W9R9

A WONDERFULLY EXTENDED, AND DETACHED, SOROHAN BUILT, CORNER HOME OF APPROX. 190 SQ. M. / 2045 SQ. FT.



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Finnegan Menton take great pride in bringing No. 105 Tudor Lawns to the market – a superb, Sorohan built, detached corner home, boasting many notable features.

Beyond the Tudor style façade, lies 190 sq. m. of well proportioned, light filled and versatile living spaces, that are perfectly configured to accommodate modern family life. Well-presented and lovingly maintained, No. 105 enjoys many features including, four large reception rooms, including a sun-drenched family room with a stove and bespoke storage and display units, Guest WC, modern fitted kitchen opening into a bay windowed dining area, utility room, five bedrooms (master ensuite), shower room and family bathroom complete with elegant sanitary ware, extensive wooden flooring, recessed lighting, and a feature fireplace. The features continue outside with a cobble lock front drive providing off-street parking for up to three cars to the front, and a low maintenance, but beautifully manicured oasis of a garden, complete with water features and bordered by a variety of plants and shrubbery, that offers an ideal setting for dining alfresco and soaking up the tranquil nature of the mature surroundings.

Benefiting from an enviable location, this substantial home is nestled on a corner site surrounded by mature hedging and trees that offer huge privacy. It enjoys the best of both worlds, tucked away from the hustle and bustle while still enjoying every conceivable amenity within close proximity. The villages of Foxrock, Stillorgan, Blackrock, and Dundrum Town Centre are within very easy reach, as is Sandyford Business District. There is an abundance of highly rated schools such as including St Brigid's, Hollypark, St Raphaela's, Loreto College Foxrock, Nord Anglia International School, Blackrock College and Oatlands College, and of course the UCD campus. Leopardstown Racecourse and a host of other sports and recreational facilities are close by including Leopardstown Golf Centre and Foxrock Golf Club, Leopardstown Tennis Club, Westwood Fitness Centre, and Kilmacud Crokes GAA club. The property is well served by a host of transport routes, with Central Park LUAS stop approx. 700 meters away, and multiple bus stops approx. 300 meters away on Leopardstown Road. In addition, the nearby N11 and the M50 offer easy access to major road networks.

Viewing is recommended.







ACCOMMODATION

Entrance Hall: 1.9m x 5.3m
Wooden flooring

Reception 1: 5.1m x 2.4m
Wooden flooring

Reception 2: 7m x 3.3m
Wooden flooring, multiple Velux, bespoke storage and display cabinets, stove

Reception 3: 4m x 5.3m
Coving, solid fuel fireplace with marble surround

Reception 4: 3.4m x 3.4m
Wooden flooring

Kitchen/Dining: 5.3m x 5.4m
Modern fitted Kitchen units, bay windowed dining area Utility: 1.6m x 2.4m

Guest W.C.: 1.6m x 1.6m

Master Bedroom: 4.7m x 2.9m

En Suite: 3.5m x 1.8m

Bedroom 2: 5m x 2.4m

Bedroom 3: 2.6m x 2.8m

Bedroom 4: 3.6m x 2.7m

Bedroom 5: 2.4m x 2.7m

Shower Room: 1.6m x 1.5m

Bathroom: 2.4m x 1.9m

Outside:

Wonderfully manicured gardens with decking, water feature, and a wide array of planting. Off street parking on a cobble lock driveway to the front

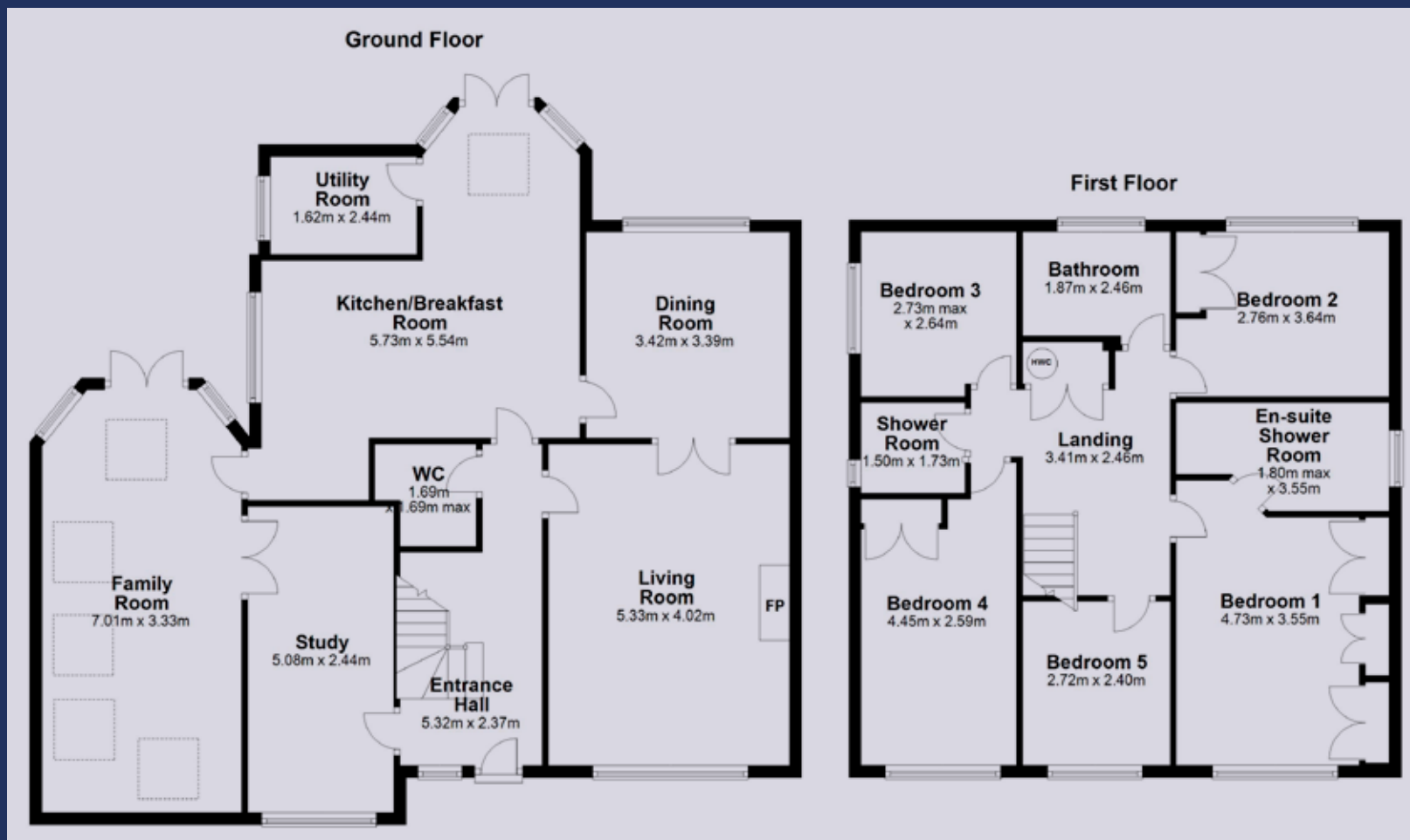


FEATURES:

- Mature sought after development, constructed by Sorohan
- Bright spacious accommodation spanning approx. 190 sq. m.
- 5 bed, 4 Rec, 4 bath
- Utility Room
- Guest W.C.
- Master bedroom en suite
- Extensive use of wooden flooring, and recessed lighting
- Elegant sanitary ware in the bathrooms
- Well-presented and well-maintained interiors
- Positioned on a private corner site, framed by mature trees
- Off street parking for up to 3 cars
- Manicured rear and side gardens with water features and wide array of planting
- Sought after location, within walking distance of Luas and a host of Bus Stops
- Within minutes of a variety of recreational and sporting facilities, shops, eateries, schools and colleges







Viewing:

By appointment only with agents Finnegan Menton.

Contact Eugene Brennan on 01 614 7900



BER No: 114820459

EPI: 155.03 kWh/m²/y



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