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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin

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For Sale by Private Treaty

74 Fosters Avenue, Mount Merrion, Co. Dublin

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For Sale by Private Treaty

74 Fosters Avenue, Mount Merrion, Co. Dublin

Description

Allen & Jacobs Estates is delighted to present this substantial double fronted house on this extremely popular road. Measuring approximately 194 sq/m, the property also sits on approximately 0.3 acres and boasts a simply fabulous and private south east facing rear garden measuring approximately 56m. Although in need of some refurbishment, no. 74 offers incredible potential to its new owners. The light filled accommodation briefly comprises entrance hall, living room, lounge, kitchen/dining room, conservatory, side hall, guest wc, shower room, 4 bedrooms, family bathroom & garage.

Location

Local shops on The Rise, which are a focal point for Mount Merrion are within easy walking distance, as is the vibrant community centre, churches and a wealth of sporting facilities while UCD, Belfield is literally on the doorstep. A selection of south Dublin’s finest schools are within easy reach. No. 74 is situated close to Stillorgan Quality Bus Corridor and Aircoach, offering easy access to the city centre, surrounding suburbs and the airport. The M50 is easily accessible, providing ease of access to all points north, south, east and west. Major shopping centres in Blackrock, Stillorgan, Merrion Shopping centre and the Dundrum Town Centre all being a short drive away, as is the LUAS “Park n Ride” facility at Sandyford.

- Features**
- Extremely Popular and Mature Location
 - Large and Private South Facing Rear Gardens approximately 56 m
 - Large Site of Approximately 0.3 acres
 - Bright and Spacious Accommodation of Approximately 194 sq/m
 - A selection of South Co Dublin's Finest Schools and Colleges within Easy Reach
 - A Short Stroll from the Deer Park, Shops, Restaurants and Bars
 - QBC within Easy Reach
 - Garage
 - Oil Fired Central Heating
 - Huge Potential to Extend

Negotiator
Andrew Allen MIPAV MMCEPI

Viewing
Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:



Accommodation

Entrance Hall: 5.65m x 3.00m:

Living Room: 5.7m x 3.8m: Timber floors. Open fireplace with marble mantle and cast iron inset. Double doors to rear garden.

Lounge: 6.09m x 3.9m: With double doors to rear garden.

Kitchen/Dining Room: 5.41m x 4.7m: Range of wall and floor units. Double doors to rear garden. Double doors to...

Conservatory: 8.14m x 3.82m: With double doors to rear garden.

Side Hall: 6.96m x 2.6m: With door to rear garden and door to front garden.

Boiler Room:

Guest WC:

Garage: 5.63m x 2.72m: With double doors to rear garden.

Upstairs:

Landing: 6.16m x 1.81m:

Bedroom 1: 4.51m x 3.7m: With built in Sliderobes. Wash hand basin.

Bedroom 2: 3.73m x 3.11m: With wash hand basin.

Bedroom 3: 3.34m x 1.8m:

Bedroom 4: 2.92m x 1.97m:

Bathroom: 2.97m x 1.72m: With wc, wash hand basin and bath. Hotpress.

Very private and well stocked south facing rear garden measuring 56m/185ft is complimented by large side and front gardens.

