

BER E1



Avila

Knocksinna, Foxrock, Dublin 18

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Avila is a wonderful detached art deco home set in a quiet, leafy and highly sought after cul de sac in Foxrock adjacent to Foxrock golf course. Avila is bursting with light filled, spacious accommodation and each room boasts character and charm throughout. This fine detached property measures approx. 240 sq.m./ 2,583sq.ft. and is perfect for a new family to put their own stamp on.

The accommodation briefly comprises of a charming entrance hallway that connects all principal rooms, a fine dual aspect drawing room, family room, study/ playroom, kitchen /breakfast room which could be easily extended to create modern kitchen/ living and a guest w.c. Upstairs are four large bedrooms and two bathrooms.

To the rear is a fine garden laid mainly in lawn with mature trees, plants and shrubs. This is a perfect garden for children to play or to extend this already spacious home. To the front is off street parking and a lawned area.

This wonderful residence is exceptionally well located approximately 12km from St. Stephen's Green, and only a short stroll to Foxrock Village. A deservedly popular residential location due to its close proximity to numerous recreational amenities including both Carrickmines and Foxrock Golf Club's, Carrickmines Lawn Tennis Club, Leopardstown Racecourse together with the West Wood health and fitness centre. Also close at hand is the Stillorgan Road and the Stillorgan QBC, the M50 provides ease of access to all points north, south, east and west. The Luas at Carrickmines is within walking distance and provides easy access to Dublin City Centre and the Dundrum shopping centre.

Features

- Charming detached Art Deco Family home
- Peaceful cul-de-sac setting in this popular residential location
- Southerly facing garden to rear
- Three fine principal reception rooms and a playroom/ study
- Gas fired central heating
- Bright, practical accommodation extending to approximately 256 sqm (2,758 sq.ft.)
- Potential to extend the kitchen to create a fine modern kitchen living dining room







Accommodation

Entrance Porch: 2.5m x 1.49m (8'2" x 4'11") With tiled floor and window to the front

Entrance Hall: 3.61m x 4.0m (11'10" x 13'1") With double height space, picture rails and door to under stair storage

Office: 4.23m x 3.0m (13'11" x 9'10") With window to the front, door to side, built in shelving, fireplace with tiled hearth, tiled inset and timber surround

Drawing Room: 4.25m x 6.7m (13'11" x 22') With beautiful bay window to the side, picture rail, door to rear, fireplace with raised hearth, brick inset and timber surround

Family Room: 4.54m x 4.95m (14'11" x 16'3") With window overlooking garden to the rear, two windows to the side, timber floor, beautiful fireplace with marble hearth inset and ornate timber surround

Guest W.C: With window to front and wall mounted whb

Kitchen: 2.6m x 3.9m (8'6" x 12'10") With a range of floor and eye level units, stainless steel sink unit, two windows to the front, window to the side, integrated Zanussi oven with four ring ceramic hob, Diablo stainless steel extractor hood and space for fridge/freezer

Breakfast Room: 3.13m x 4.1m (10'3" x 13'5") With built ins storage, window overlooking rear and door to boiler room,

Gallery Landing: With three windows overlooking front and one to the side

Bedroom 1: 4.2m x 3.0m (13'9" x 9'10") With window overlooking front, fireplace with tiled inset and timber surround

Bedroom 2: 4.28m x 6.7m (14'1" x 22') Beautiful triple aspect room with windows to the rear and to the side, overlooking Foxrock golf club, polished timber floorboards, picture rail, fireplace with tiled hearth, tiled inset and timber surround

Bedroom 3: 4.0m x 4.5m (13'1" x 14'9") Tripple aspect room with large picture window overlooking rear, two windows to the side, picture rail, fireplace with tiled inset and timber surround

Bedroom 4: 3.8m x 4.0m (12'6" x 13'1") With picture window overlooking rear, built in wardrobes, fireplace with tile inset and timber surround and picture rail

Family Bathroom: Bath with telephone shower attachment over, tiled walls, vanity whb with storage underneath, window to the front, heated towel rail, ex bel air and door to hot press with water cylinder

Bathroom: With opaque window to the front

BER Information

BER: E1.

BER No: 116851270.

Eircode

D18 Y5H0





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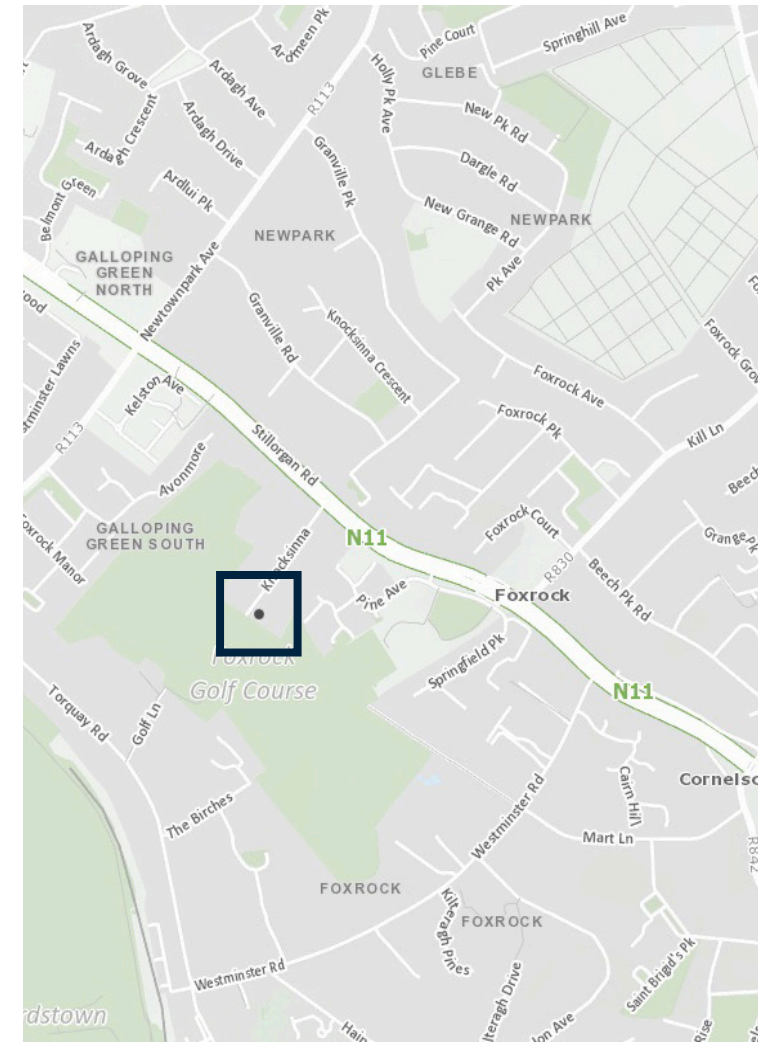
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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