



1 KILTERAGH DRIVE

Foxrock, Dublin 18. D18XD00



THE PROPERTY

Located close to the sought-after village of Foxrock, No. 1 Kilteragh Drive is a substantial, detached 4-bedroom bungalow measuring approximately 208 sq. m. (2,238 sq. ft.) in size. Located in a peaceful cul de sac, the property is set within a mature and private Sylvian setting extending to approx. 0.3 acres.

ACCOMMODATION

At entrance level a welcoming porch leads through to the hallway. To the front is a good-sized room currently in use as a study but ideal for either a play room / games room or 5th bedroom. There is a large generous living room with original feature fireplace and ornate centre ceiling rose with cornicing. A large picture window with sliding patio doors opens out to the garden. Double glass doors lead through to the dining room with large picture window overlooking the gardens. The generous kitchen is well fitted with granite work top, integrated double oven, induction hob with canape extractor hood over, fridge and dishwasher. Off the kitchen is a good-sized utility room with sink, plumbed for washing machine and separate dryer and side door leading out to rear internal courtyard. There is also a small family snug area off the kitchen.

The inner hallway runs up the centre of the house which leads to all 4 bedrooms and the master bathroom with bath, wc and whb. The large master bedroom boasts ample fitted wardrobes and en-suite with wc, whb, bath with shower.

GROUND AND GARDENS

Accessed through large electronic security gates there is a large forecourt to the front with parking for 4/5 cars comfortably. The main gardens extending to approx. 0.3 acres with a south westerly orientation and are beautifully planted throughout. The property is bordered by mature trees and boasts the very unique feature of a stream running through. There is also a small sheltered courtyard patio area accessed from the utility room.





THE LOCATION

No. 1 Kilteragh drive can be accessed from Westminster road - Gordon Avenue - Hainault Park or off Cornelscourt Hill Road and Hainault Road. Foxrock village and surrounding amenities are within a short walk from the property. The main shopping amenities are located at Dunnes Stores, Cornelscourt but also the ever expanding "The Park" Carrickmines which is also within equal distance from the property. No. 1 Kilteragh drive is also within equal distance from both the N11 & M50 motorways, Leopardstown Race Course, leisure and Golf Club, Cabinteely Park and Sandyford with both the Beacon Hospital and Beacon Hotel as well as Dunnes Stores – Beacon Court and Luas Park & Ride Carrickmines.

SPECIAL FEATURES

- Charming 4-bedroom detached bungalow
- Extending to approx. 208 sq. m. (2,238 sq. ft.)
- Situated on approximately 0.30 acre of private sylvan setting
- South West orientated main gardens with stream running through
- Convenient location close to both Foxrock & Cabinteely villages
- Oil fired central heating
- Double glazed windows throughout
- Fully alarmed
- Secure parking behind electronic gates for up to 5 cars

FLOOR PLAN



BER



BER Number: 111266177

VIEWING

Strictly by appointment

PRICE

On Application

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