

For Sale By Private Treaty



## 63 Fosterbrook

Boosterstown, Co. Dublin



4 Bedroom Semi Detached House with Garage  
c.135sq.m. / 1,450sq.ft.



**FINNEGAN**  
Menton

## Location:

Situated in the heart of Booterstown the convenience of the location cannot be overstated. Fosterbrook is between the Stillorgan Road and the Rock Road with local shopping on Woodbine Road and Mount Merrion. The Merrion Shopping Centre, Blackrock, Donnybrook and Stillorgan Villages are within a short drive and access to the M50 and Dundrum Shopping Centre is also just a short drive up Fosters Avenue.

Many of Dublin's premier schools are close by including St. Andrew's, Mount Anville, The Teresian School, Blackrock College, St. Michaels and UCD Belfield. Recreational amenities are well supplied with UCD sports grounds, Elm Park Golf Club and Booterstown Bird Sanctuary for leisurely walks.

The area is well served by public transport, with an excellent supply of bus routes on the QBC, not to mention the DART station in Booterstown within a short stroll.



## Description:

Finnegan Menton present this wonderful family house extending to c.135sq.m. / c.1,450sq.ft. of generous living space with 4 large bedrooms, two bathrooms and a separate guest wc, utility room and a large garage that would be suitable as a playroom or study.

This house has been maintained to a very high standard since it was built in 1993 and benefits from a west facing rear garden, large driveway, garage with possible potential to build over it as a number of the neighbours nearby have already done (subject to necessary Planning Permission being obtained first).

63 Fosterbrook has been completely repainted on the outside and inside to include all rooms, ceilings, stairs, doors, skirting and all timber work. New carpets have just been fitted throughout the house, new window handles and chrome door handles make this wonderful home very fresh and walk in condition.

Fosterbrook is an ever popular residential neighbourhood of Tudor style family homes just off the Stillorgan Road (N11) and beside Radisson Blu St. Helens Hotel.

Floor Area: c.135sq.m. / 1,450sq.ft.

#### Ground Floor

### Entrance Hall

c.4.20m x 2.00m

New carpet on stairs & landing, panic button for alarm, laminate timber floor and telephone point.

### Living Room

c.4.60m x 3.75m

Marble fireplace with gas fire basket inset, new carpet, coving, double doors to dining room.

### Kitchen / Breakfast Area

c.2.75m x 6.52m

Generous kitchen and breakfast area with fitted kitchen units including Zanussi fridge freezer, Belling double oven, 4 ring gas hob, Bosch dishwasher, laminate timber floor and telephone point.

### Dining Room

c.4.67m x 3.00m

Large dining room with new carpet, coving, sliding patio door to rear garden and also a door into kitchen.

### Utility Room

c.1.43m x 2.33m

Fitted sink unit with Bosch washing machine and space for a tumble dryer, Horstmann thermostat control and modern Glow Worm gas boiler, door to rear garden.

### Garage / Playroom

c.2.35m x 5.00m

New carpet, double timber garage door.

### Guest WC

Under the stairs comprising wc & whb.



#### First Floor

### Bedroom 1 (back left)

c.2.85m x 3.00m

Double bedroom, fitted wardrobes, new carpet.

### Bedroom 2 (back right)

c.4.00m x 3.00m

Double bedroom, fitted wardrobes, new carpets.

### Bedroom 3 (Master)

c.4.50m x 3.20m

Double bedroom, fitted wardrobes, new carpet, telephone point, panic button for alarm, small built in vanity dresser.

### Ensuite

c.2.30m x 2.00m

White bathroom suite comprising wc, whb, power shower with glass door, shaver light and mirror.

### Bedroom 4 (front left)

c.2.77m x 2.44m



### Hotpress

Insulated tank on the first floor landing with two linen shelves.

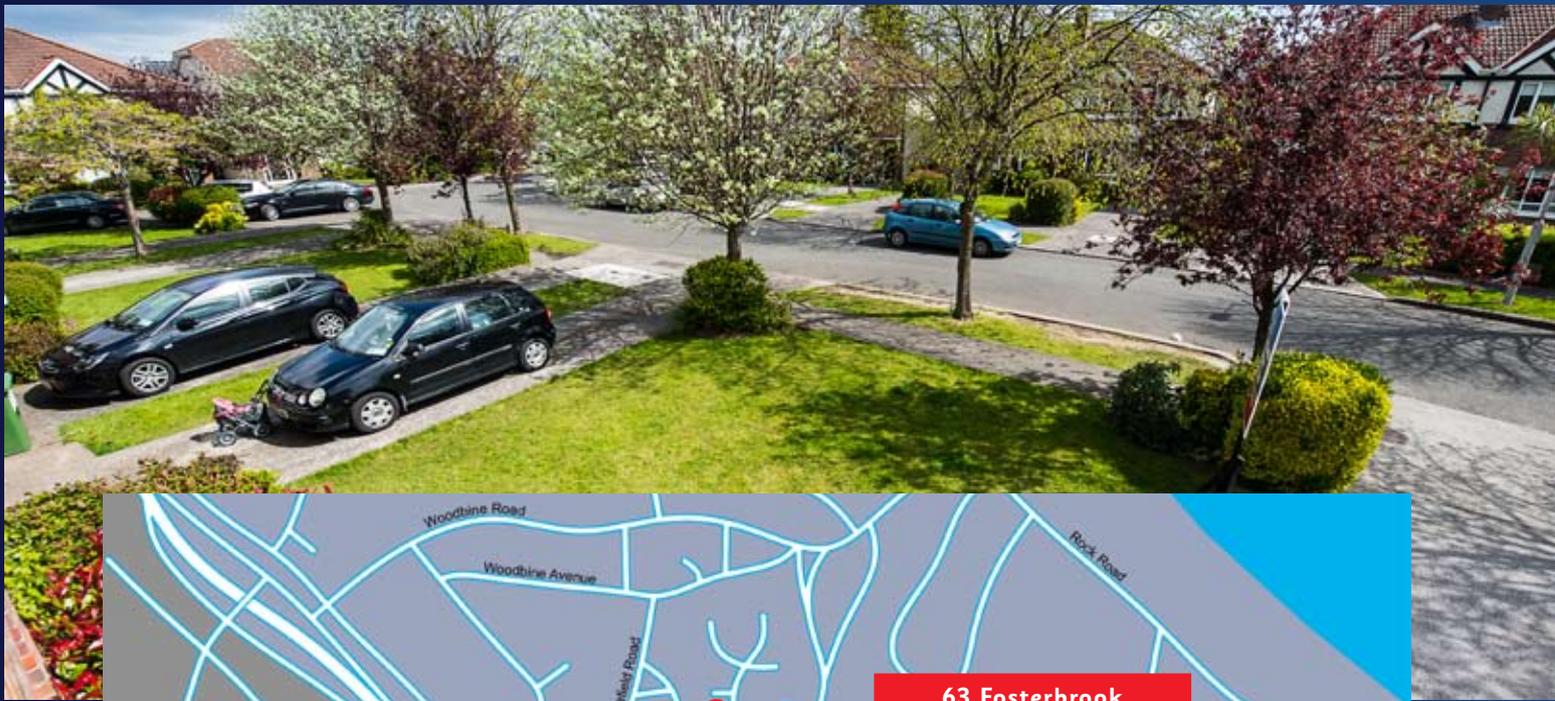
### Bathroom

c.1.88m x 1.88m

White bathroom suite comprising wc, whb, bath with Triton T90Z electric shower, splashback wall tiling and lino floor covering.

### Outside

Driveway for 2 cars, beside a large green area. West facing rear garden is large (10m x 10m). 2 additional patio areas 5.5m x 3.8m & 3m x 2m. Plumbed for outside gas connection for BBQ, outside tap, gated side entrance, large lawn area.



## Features:

- Fantastic Booterstown and Blackrock location
- 4 bedroom semi-detached extending to c.1,450sq.ft. / 135sq.m.
- End house beside green area
- Garage and utility room
- West facing rear garden
- Ready to move into
- All new carpets throughout
- Completely repainted interior and exterior
- Large driveway for 2 cars
- Future option to build over the garage (subject to the necessary Planning Permission been granted)
- Double glazed windows all with new locks
- DART and QBC within easy reach
- All kitchen appliances included in sale
- All blinds, light fittings, curtain poles and carpets included in sale

## Directions:

Going out of town on the Stillorgan Dual carriage way take the slip road for UCD but take the left that brings you into the old Montrose Hotel and proceed straight to the end of the road and take a left before the traffic lights which brings you into Fosterbrook. Proceed into the estate and take the third left signposted Fosterbrook. A Finnegan Menton board will identify the property.

## Property Management:

Fosterbrook Management Company Ltd. €275 per annum.



## BER:

B.E.R.: D1 237.04kWh/m2/yr  
B.E.R. Number: 108619107

## Price:

On Application.

## Heating:

Gas fired central heating.

## Viewing:

By appointment only with sole agents Finnegan Menton  
Contact Glenn Burrell on 01 614 7900



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