

Price €615,000.00

3 Bedroom Mid-Terrace

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



123 Tudor Lawns Foxrock Dublin 18 D18 E6V4



123 Tudor lawns comes to the market presented in excellent condition set in a mature well maintained development. Tudor Lawns is ideally located on the Leopardstown Road, convenient to Leopardstown Racecourse, Leopardstown Golf Centre, Foxrock Golf Club, Sandyford Business Park, Dundrum Town Centre and Blackrock. This prime location is within a leisurely stroll of the LUAS, bus stops outside the development and is within easy access of the N11 and M50.



This three bedroom mid-terrace family home is deceptively spacious internally and outside to the front is a cobble lock driveway suitable for off road parking and enclosed mature sunny rear garden with block storage shed.



There are excellent primary and secondary schools in the area, including St Patricks National Schools, St Brigid`s National Schools, St Raphaela`s, Loreto College Foxrock, Blackrock College, Oatlands College and the Nord Anglia International School. UCD and Trinity College are all easily accessible via Luas or Bus services.

Accommodation circa 94 sq m (1,012 sq ft) comprises of entrance hall, living room with double doors dining room, with feature double doors to kitchen, downstairs w.c., stairs to 1st floor landing with three bedrooms one ensuite and family bathroom. The small storage shed to the rear is plumbed for washing machine.

PSRA: 003908

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Entrance Hall

4.52m (14'10") x 1.93m (6'4") Spacious entrance hall with carpet to floor, feature window, stairs to 1st floor and door to:

Downstairs W.C.

1.48m (4'10") x 0.78m (2'7") Under stairs W.C., & W.H.B, carpet to floor



Living Room

4.6m (15'1") x 4.06m (13'4") To the front of house with carpet to floor, open fireplace with marble hearth & surround, TV point, and double doors to:-

Dining Room

3.07m (10'1") x 3.07m (10'1") To the rear of house overlooking rear garden, carpet to floor, feature double doors to kitchen



Kitchen

3.54m (11'7") x 2.98m (9'9") With eye and waist level fitted presses, electric double oven, dishwasher, fridge, ceramic hob, extractor, sink, splashback wall tiles and ceramic floor tiles, door to rear garden and door to entrance hall.



Landing

2.89m (9'6") x 2.71m (8'11") Carpet on stairs to 1st floor landing with spacious hot press, doors to:-

Bedroom 1

2.72m (8'11") x 2.47m (8'1") Located to the rear of the property this single bedroom overlooks the rear garden and has carpet to floor and fitted wardrobe



Bedroom 2

3.15m (10'4") x 2.9m (9'6") To the rear of the house overlooking rear garden, carpet to floor, floor to ceiling fitted wardrobes.



Bathroom

2.34m (7'8") x 1.69m (5'7") With bath, w.h.b., & w.c., velux roof light, ceramic tiled walls and carpet to floor.



Bedroom 3

4.3m (14'1") x 3.29m (10'10") To the front of the house this spacious bedroom comes with wall to wall fitted wardrobes, carpet to floor and door to:-

Ensuite Shower Room

1.67m (5'6") x 1.44m (4'9") Mains water shower, w.h.b., w.c., floor to ceiling ceramic tiles



Storage Closet

1.67m (5'6") x 1m (3'3") Additional storage cupboard in bedroom.

Features

- Three bedroom mid-terrace family home
- Presented in excellent condition throughout
- Double glazed teak windows and doors throughout
- Quality carpet to main living areas & bedrooms
- Gas fired central heating
- Enclosed mature sunny rear garden



BER No: 116873084

Viewings:

Strictly by appointment, 24 hours' notice required for this property.



Contents included in sale: Appliances as specified in kitchen, standard fixtures & fittings e.g., carpets, curtains, blinds, light fittings, fitted wardrobes, miele washing machine in storage shed.



Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.