

BER F



82 Kill Lane  
Foxrock, Dublin 18

Lisney | Sotheby's  
INTERNATIONAL REALTY



## 82 Kill Lane, Foxrock, Dublin 18

82 Kill Lane is a substantial detached family home ideally located on Kill Lane close to shops and transport facilities. The property boasts light filled spacious accommodation (measuring 148sq.m./1600sq.ft.) and has been lovingly maintained over the years and is now ready for a new family to put their own stamp on it. #

The accommodation briefly comprises of a welcoming entrance hall with understairs storage, large living room, dining room with sliding doors to the rear garden, kitchen/ breakfast room, garage, w.c, boiler room, four large double bedrooms (main with ensuite) and a family bathroom.

To the front is off street parking and to the rear is an exceptionally large (120ft) private garden laid mainly in lawn with mature plants shrubs and trees. This gardens provides a perfect space for children to play or to extend this already spacious house (subject to P.P).

The location of 82 Kill Lane will be of major attraction being positioned within easy reach of both Blackrock, Foxrock and Deansgrange Villages with their range of shops, cafes and some of the finest restaurants in South County Dublin. Public transport is excellent with the QBC on the N11. There are a host of excellent primary and secondary schools close by such as Hollypark, Lycee Francais D'Irlandais, Newpark Comprehensive, Sion Hill, Blackrock College, Willow Park & Loreto Foxrock to name a few. There are also a wide range of sporting and recreational amenities in the immediate area including Newtownpark Tennis Club, Granada Football Club, Foxrock Golf Club and Kilmacud Crokes GAA Club. There is also sea swimming in Seapoint as well as the hugely popular sailing and marine activities at the yacht clubs and marina at Dun Laoghaire Harbour.

### Features

- Excellent detached family home extending to approx. 148sq.m. (1600sq.ft.)
- Delightful sunny 120ft rear garden
- Excellent opportunity to modernise and extend and suit one's own taste
- Fitted carpets curtains and integrated kitchen appliances included in the sale
- Close to numerous schools both primary and secondary
- Within walking distance of local shops, supermarkets and the QBC
- Off street car parking for multiple cars
- Oil fired central heating
- Security alarm system



## Accommodation

**Hallway:** 4.40m x 2.20m (14'5" x 7'3") with understairs storage.

**Living Room:** 5.29m x 4.70m (17'4" x 15'5") with open fireplace with mantle, drinks hatch leads through into the

**Dining Room:** 4.20m x 3.00m (13'9" x 9'10") with sliding doors out to rear garden.

**Kitchen:** 3.40m x 3.18m (11'2" x 10'5") with an extensive range of wall and floor units, stainless steel sink, space for washing machine, integrated oven, space for microwave, space for fridge freezer.

**Utility Area:** houses the oil boiler, wc, wash hand basin.

**Garage:** 5.10m x 2.70m (16'9" x 8'10")

**Landing:** access into the attic and a shelved hot press.

**Bedroom 1:** 2.50m x 3.00m (8'2" x 9'10") with a wash hand basin.

**Bedroom 2/Main Bedroom:** 4.40m x 4.70m (14'5" x 15'5") with built in wardrobes, and door to

**Ensuite:** with a wash hand basin, wc, bath with Mira electric shower, tiled floor, and walls.

**Bedroom 3 (Rear):** 3.10m x 2.76m (10'2" x 9'1")

**Family Bathroom:** 1.90m x 2.20m (6'3" x 7'3") with a wash hand basin, wc, bath with shower attachment, and tiled walls.

**Bedroom 4:** 3.30m x 2.50m (10'10" x 8'2") with a built in wardrobe.

## BER Information

BER: F. BER No: 117427583

EPI: 419\$.22 kWh/m<sup>2</sup>/yr.

## Eircode

D18 C9H3

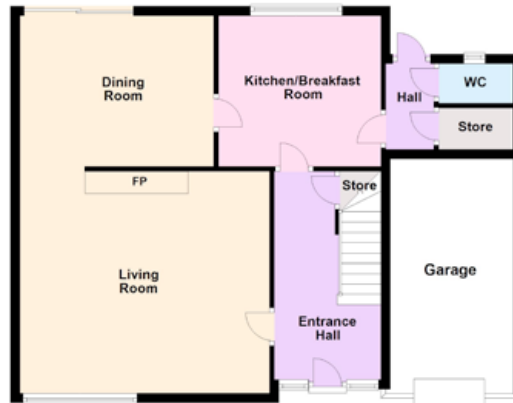




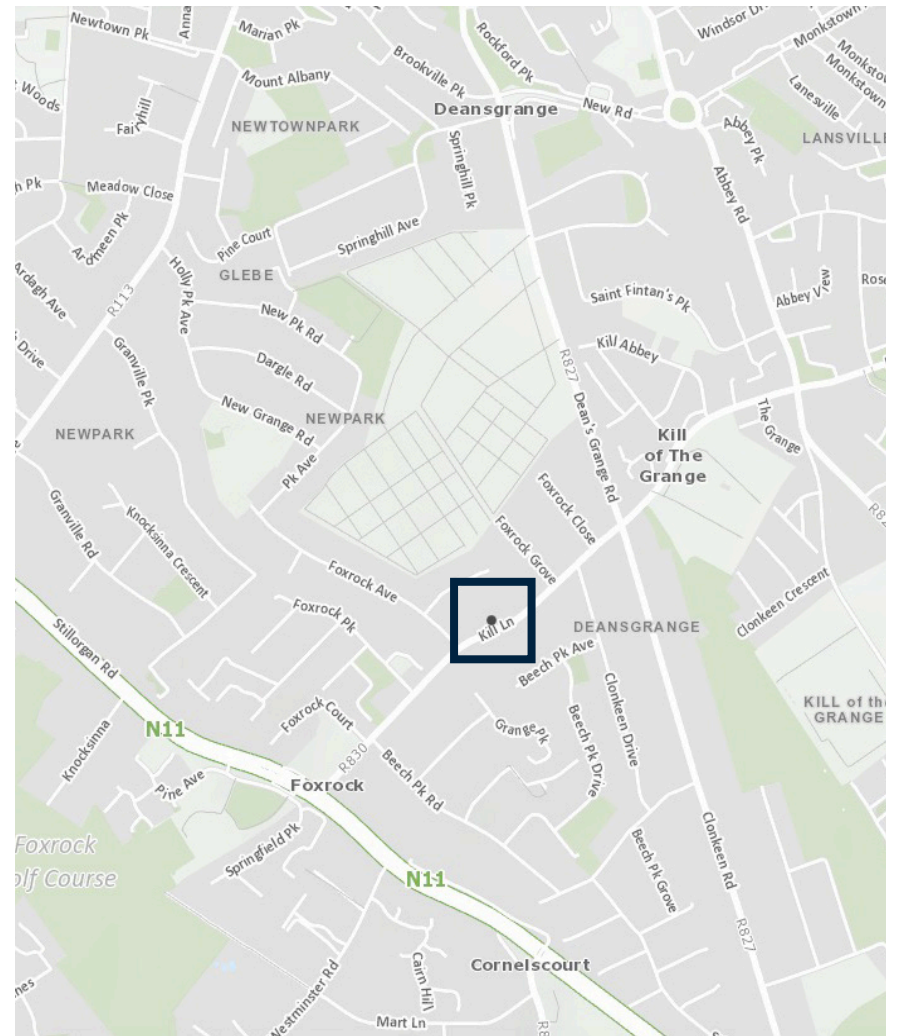


FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



Copyright Ordnance Survey Ireland/Government of Ireland  
Licence No. CTAL035581

OFFICES

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820  
E: blackrock@lisneysir.com

8 Railway Road,  
Dalkey, Co. Dublin,  
A96 D3K2.  
T: 01 285 1005

103 Upper Leeson Street,  
Ballsbridge, Dublin 4,  
D04 TN84.  
T: 01 662 4511

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42.  
T: 01 638 2700

29 Dunville Avenue,  
Ranelagh, Dublin 6,  
D06 K283.  
T: 01 662 4511

55 South Mall,  
Cork, T12 RR44.  
T: 021 427 8500



lisneysir.com

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.

