



83 Fosterbrook
Booterstown, Co Dublin

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INTERNATIONAL REALTY

83 Fosterbrook, Booterstown, Co Dublin

Features

- Superbly extended and refurbished family home extending to approximately 115 sqm (1238 sqft)
- Tastefully presented accommodation throughout
- Fully insulated attic
- Bespoke modern kitchen designed by Timbercraft
- Low-maintenance rear garden
- Set in attractively landscaped well maintained grounds in modern sought-after development
- Management fee €250 annually
- Gas fired central heating
- Double and triple glazed windows throughout
- Off street car parking to the front for numerous cars
- Highly energy efficient with solar panels and most impressive B energy rating
- Ev charging point
- KERS+ heat recovery units installed in each room
- Fully insulated attic
- Superb prime location close to excellent schools, shopping & leisure amenities and public transport
- Conveniently located close to Quality Bus Corridors, UCD & the N11
- Close to St. Vincent's and Blackrock hospitals
- Fitted carpets, curtains and kitchen appliances included in the sale

An exceptional opportunity to acquire a beautifully extended and refurbished family residence, discreetly positioned within this tranquil cul-de-sac setting and benefitting from a wonderfully private, sun-filled rear garden. Number 83 offers a superb balance of style, comfort, and functionality, set within one of South Dublin's most sought-after residential locations. The property enjoys an enviable position close to the vibrant villages of Blackrock, Booterstown and Stillorgan, with an excellent selection of schools, coastal walks, shopping amenities and a wealth of public transport options all within easy reach.

The accommodation, which has been comprehensively upgraded to a high standard, is both generous and thoughtfully laid out. At ground floor level there is a welcoming reception hall with guest w.c., an elegant living room, and a seamless flow through to an impressive open-plan kitchen/dining room, designed by Timbercraft as the heart of the home. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with ensuite, together with a stylish family bathroom.

To the front, the property is approached by a spacious driveway providing ample off-street parking, a convenient side passage while to the rear lies a delightful, low-maintenance garden enjoying a sunny orientation — ideal for outdoor dining and family enjoyment.

Fosterbrook is a sought-after modern development set in well-maintained, attractively landscaped grounds, enjoying a convenient location being tucked away off the N11 with the QBC providing ease of access to Dublin City Centre. It is within easy access to Blackrock, Donnybrook, Ballsbridge villages with their wide selection of specialist shops, restaurants & pubs. Some of Dublin's finest schools are close at hand including Willow Park, Blackrock College, St. Andrew's College, The Teresian School, Mount Anville and the UCD Belfield Campus. The Booterstown DART station is also easily accessible. There are many recreational amenities close by including Elm Park Golf Club, Wanderer's, Old Belvedere and Bective Rangers rugby clubs, David Lloyd River View Club and the delightful walks along Sandymount Strand.



Accommodation

Entrance Hallway: 1.90m x 4.65m (6'3" x 15'3") Alarm panel to the side, frosted window to the front, newly fitted doors, guest w.c., grey oak laminate flooring.

Living Room: 3.39m x 4.64m (11'1" x 15'3") With grey oak laminate flooring, bespoke built in cabinetry and joinery, beautiful picture window overlooking the front with shutters, television point electric inset fireplace, ceiling coving.

Guest W.C.: Wash hand basin, w.c., frosted window to the side.

Kitchen: 4.59m x 5.85m (15'1" x 19'2") French doors out to rear garden, beautiful laminate oak flooring, feature island with quartz countertops and under counter storage, Siemens free standing fridge/ freezer, Bosch double ovens, Bosch four ring electric hob with Elica extractor over, bespoke cabinetry, picture window overlooking the garden, stainless steel sink unit, Ideal Logik boiler, integrated dishwasher, recessed down lighting and Velux roof light.

Garden: With mature lawn, plants, shrubs and trees, shed and small patio.

1st Floor

Family Bathroom: 1.89m x 1.84m (6'2" x 6') With tiled walls, tiled floor, bath, step in rainfall shower, extractor fan, frosted window to the side, w.c., wash hand basin with cabinetry, wall lit mirror and heated towel rail.

Bedroom 1: 2.77m x 2.83m (9'1" x 9'3") Window overlooking garden with built in wardrobes and full blackout blinds.

Bedroom 2: 3.10m x 3.95m (10'2" x 13') Built in wardrobes, beautiful picture window overlooking the garden, fitted carpets and full blackout blinds.

Landing: Hot press and hatch to attic with ladder and storage space

Bedroom 3 - Principal with ensuite: 4.63m x 2.98m (15'2" x 9'9") Fitted carpet, beautiful picture window overlooking the front, built in wardrobes.



Ensuite Bathroom: 1.99m x 2.29m (6'6" x 7'6") Tiled floors, frosted Velux light, w.c., wash hand basin with built in cabinetry, wall lit mirror, to the side excellent storage space, Mira step in shower with tiled walls.

Bedroom 4: 2.66m x 2.92m (8'9" x 9'7") Excellent range of built in wardrobes and cabinets with window overlooking the front and fitted carpet.

BER Information

BER: B1. BER No: 113916399

EPI: 81.17 kWh/m²/yr.

Eircode

A94 T8W3





FLOOR PLANS Not to scale - for identification purpose only.

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Ground Floor



First Floor

