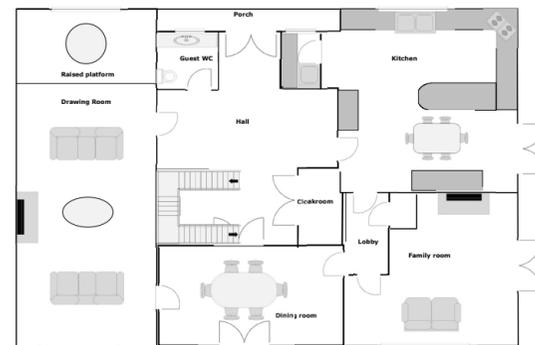
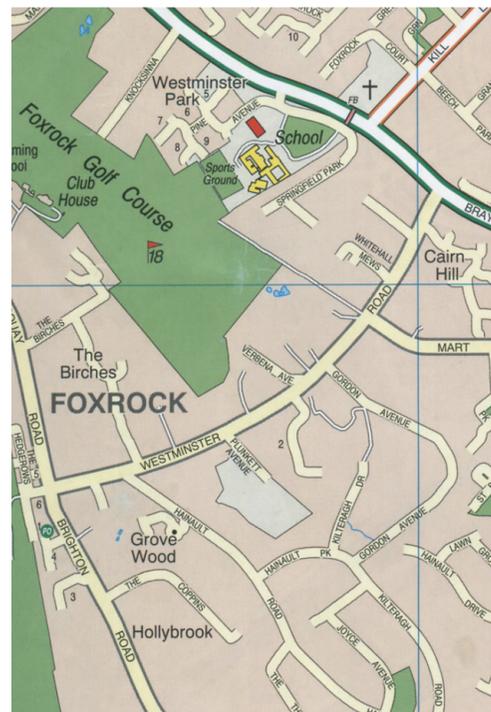




Set back from Westminster Road, Silkwood is an elegant and charming family home, on an enviably planted 0.6 acres just metres from the Foxrock Village.

Discreet yet beautifully presented, this property encompasses accommodation of 335 sq metres, with a separate two car garage and beautifully tended grounds, front and rear.

Within walking distance of the Village, the N11QBC, Leopardstown Golf Course, shops and services, Silkwood is also close to the M50, Luas and a number of well regarded schools, including St Brigids, Loreto Foxrock, Hollypark.



Ground Floor Plan



First Floor Plan

NOTE: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors or Landlords are to be or become under any liability or claim in respect of their content. PSRA licence 002740

**Tenure:**  
Freehold

**Solicitor having carriage of sale:**  
Kerry Clear, Clear Solicitors  
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Email: info@clearsolicitors.ie  
Tel: 01 644 5777



**B E R G I N S**  
PROPERTY CONSULTANTS

**FOR SALE BY PRIVATE TREATY**



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## FEATURES

Excellent location • Site size 0.66 acres • Discreet and private

Over 335 sq metres of accommodation • Proximity to the village of Foxrock

Five double bedrooms • Large double garage • Spectacular gardens

### ACCOMODATION

**Hall** 5.9m x 5.5m  
A double height and generous hall, with dramatic staircase with gallery above.

**Drawing Room** 10.85m x 4.49m  
Running front to back, with part raised hard wood floor and column separations, this is a very gracious drawing room, with feature open fire place with brass surround, bay windows with integrated seating, and double doors to dining room.

**Raised area** 3.04m x 4.49m

**Dining room** 5.8m x 3.23m  
With double doors leading from hall, and in to the sun room to rear, the dining room can also be accessed from the kitchen, ensuring ease of entertaining.

**Sun room** 3.9m x 5.4m  
Bright and sunny, with ample windows and french doors leading to the South West facing rear garden.

**Family Room** 4.45m x 3.54m  
With feature open fire place, bay window with seating overlooking rear garden and French doors to South Terrace.

**Kitchen** 5.946m x 5.441m

A fully fitted kitchen with associated dining area, with French doors to side terrace. Exceptionally bright with fitted high and low level units by Frank Daly. Integrated appliances, fully tiled with breakfast bar, and separate utility room with washer dryer, extra fridge and storage.

### First Floor

**Bedroom Master** 7.5m x 4.4m  
Generous custom built wardrobes, bright with views

towards Three Rock. Large ensuite, with vanity unit, his and hers WHB, Shower, WC and Bidet

**Bedroom 2** 4.45m x 3.1m  
Double bedroom with built in wardrobes and vanity unit.

**Bedroom 3** 4.45m x 3.1m  
Double bedroom with built in wardrobes and separate vanity/desk unit with shelving.

**Bedroom 4** 4.4m x 2.2m  
An L shaped room, with fitted wardrobes and fitted desk unit.

**Bedroom 5** 4.4m x 3m  
A further L shaped bedroom, with fitted wardrobes and desk unit.

**Family bathroom** 2.856m x 3.22m  
With corner bath, separate shower, custom built vanity unit and WHB, WC and bidet.

### Outside

Exceptionally well maintained, this mature garden features an array of hidden features, lawns, terraces, and views. With a perfect South Westerly aspect, privacy is secured with the strategic planting of very mature timbers and shrubbery.

To the front, the property is reached along an equally well planted driveway, with parking for up to 8 cars.

### Garage

A large double car garage with floored room above, additional storage to rear, along with WC and WHB. Fully serviced mains water, sewage and electricity. To the rear of the garage is a covered terrace, used for clothes drying, storage of fuel and housing 2 x 500 litre oil tanks.

