Haydock, Westminster Road, Foxrock, Dublin 18
For Sale by Private Treaty

We at Hunters Estate Agent are delighted to present to the market this discreet 4 bedroom home, nestled behind electric gates, on the tree lined setting of Westminster Road.

Westminster Road is one of the oldest roads in Foxrock and links the village to the N11 and QBC. This fine home, “Haydock” sits majestically on grounds of c 0.16 acres and extends to 200 sq.m / 2,152 sq.ft enjoying 3 reception rooms and 4 double bedrooms. The property is but 25 years old and has been carefully maintained and upgraded by present owners over the years. The positioning of the house, in the tree lined setting, allows for the future owners to fashion a very fine extension to the property, subject to the necessary planning permission.

Upon arriving at Haydock one is greeted by a gated cobble lock driveway with ample off-street parking. The front of the property is bordered by mature hedging and raised landscaped flowerbeds. On entering the property, you are greeted by a welcoming hallway which enjoys immense light throughout with two stained-glass panels at each side of an attractive front door. There is a study/playroom located off the hall, a guest w.c and utility room. The drawing/dining room and family room are located to the rear of the hallway overlooking the back garden. The kitchen/breakfast area has a range of fitted units incorporating polished granite worktops.

A staircase leads up to a bright landing, lit by a Velux window, over the stairwell. There are 4 double bedrooms and a family bathroom on this floor. The master bedroom is located to the rear of the property with fitted wardrobes and en-suite shower room. Three further bedrooms are doubles, one of which has an en-suite shower room.

Westminster Road is a much sought after location in the heart of Foxrock. This property is but a short walk to the bijou eateries and shops in Foxrock village. Cabinteely, Stillorgan, Blackrock, Sandyford and Dundrum Town Centre are also close by. A host of excellent school and colleges are within the catchment area and easy access to the city centre and surrounding suburbs is provided by the N11 (QBC), the M50 and the LUAS. For those who enjoy the outdoors and leisure pursuits, they can avail of Foxrock and Leopardstown Golf Courses, Carrickmines Lawn Tennis Club and horse riding and walks in the nearby Cabinteely Park and Dublin and Wicklow Mountains.

Viewing is highly recommended.

**SPECIAL FEATURES**

» Substantial detached family home superbly presented throughout
» Rooms of generous proportions and extending to 200sqm/ 2,153sq.ft.
» Fantastic potential to extend subject to necessary planning permission
» Superbly maintained throughout by current owners
» 4 Bedrooms and 4 Bathrooms
» Double glazed windows throughout
» Tranquil, sylvan setting on Westminster Road
» Gas-fired central heating
» Spacious light filled rooms
» Delightful outlook onto the mature landscaped gardens
» Westerly aspect to the rear
» Ample secure off-street parking
» Burglar alarm
» Excellent transport links (N11/M50/Luas/QBC)
ACCOMMODATION

ENTRANCE HALL
6.7m (22') x 3.1m (10'2"
Attractive hall door with leaded stained glass detail, decorative ceiling coving, recessed lighting, polished Travertine tiled floor, under stairs storage. Double doors to:-

DRAWING ROOM
6.3m (20'7") x 3.43m (11'3"
Feature granite fireplace with a slate insert and slate hearth, decorative ceiling coving, recessed lighting. French doors to patio and garden. Opening into dining room:-

DINING ROOM
4.5m (14'8") x 2.83m (9'3"
Wall to wall library units, decorative ceiling coving, recessed lighting.

FAMILY ROOM
4.9m (16'1") x 3.06m (10'
Feature raised Le Droff fireplace, decorative ceiling coving and recessed lighting. French doors to garden:

KITCHEN/BREAKFAST ROOM
6.45m (21'2") x 2.44m (8') + 3.66m (12') x 1.8m (5'9"
A range of fitted units incorporating granite worktop areas with granite splash back and Franke sink unit. Quality appliances to include a Bosch oven, hob, extractor fan and integrated dishwasher, built-in Beko American style fridge/freezer and integrated microwave. Feature breakfast bar, decorative ceiling coving, recessed lighting and tiled floor. Door to rear patio.

STUDY/PLAYROOM ROOM
3.05m (10') x 2.78m (9'1"
Feature porthole window, decorative ceiling coving and recessed lighting.

UTILITY ROOM
2.76m (9'1") x 2.64m (8'7"
Range of fitted units with granite worktops, Bosch washing machine and dryer. Decorative ceiling coving, recessed lighting, walk-in cloak cupboard, tiled floor, alarm panel and fuse box. Door to garden.

GUEST W.C
White suite incorporating pedestal wash hand basin, wall mirror, w.c., tiled walls and floor and recessed lighting.

STAIRCASE TO FIRST FLOOR

LANDING
4.73m (15'5") x 1.93m (4'7"
Velux roof light, recessed lighting, decorative ceiling coving, hot press with a lagged cylinder and dual immersion.

MASTER BEDROOM
4.4m (14'4") x 3.14 (10'3") + 2.96m (9'7") x 1.61m (5'3"
Range of wall to wall, floor to ceiling, built-in wardrobes, built-in headboard and bedside lockers. Decorative ceiling coving and recessed lighting.

EN SUITE
2.73m (9') x 1.2 (3'9"
White suite incorporating pedestal wash basin, wall mirror, fully tiled shower unit, heated towel rail, vanity cupboard and w.c. Tiled walls and floor.

BEDROOM 2
4.1m (13'4") x 2.66m (8'7"
Floor to ceiling fitted wardrobes, decorative ceiling coving and recessed lighting.

BEDROOM 3
4.13m (13'5") x 2.65m (8'7"
Floor to ceiling, wall to wall, built-in wardrobes. Decorative ceiling coving and recessed lighting.

BEDROOM 4
4.68m (15'4") x 2.6m (8'5"
Wall to wall fitted wardrobes. Decorative ceiling coving.

EN SUITE
1.65m (5'4") x 1.6m (5'2"
White suite incorporating a fully tiled shower unit, wall suspended wash hand basin, wall mirror, heated towel rail and w.c. Tiled walls, tiled floors, recessed lighting and decorative ceiling coving.

FAMILY BATHROOM
2.67m (8'8") x 2.11m (6'9"
White suite incorporating sunken bath with shower attachment, pedestal wash hand basin, w.c., wall mirror and heated towel rail. Tiled floors, decorative ceiling coving and recessed lighting.
OUTSIDE

The front of the property is approached via electronic gates leading to a cobbled lock drive affording generous off street parking, bordered by mature high hedging and raised flower beds. Wraparound gardens enjoying a southerly aspect and boasts an array of mature specimen trees and shrubs. The borders are landscaped with mature hedging, trees and plants.

BER DETAILS

BER: C3
BER Number: 108405028
Energy Performance Indicator: 186.39 kWh/m²/yr

DIRECTIONS

Traveling southbound on the N11, passing Foxrock Church on the left. Take the next right turn onto Westminster Road, continue down Westminster Road and Haydock is located on the left hand side just past the turn for Plunkett Avenue.

VIEWING

Strictly by appointment with the sole selling agents, Hunters Estate Agent, Foxrock.

Ph. 012897840.
Email: foxrock@huntersestateagent.ie

Terms and Conditions

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