



BER D2



41 Joyce Avenue, Foxrock, Dublin 18, D18T9V9

c. 157 sq m / 1,692 sq ft.

DOUGLAS NEWMAN GOOD  
**DNG**

# 41 Joyce Avenue, Foxrock, Dublin 18, D18T9V9

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On the sunny side!!!

DNG are delighted to present to the market 41 Joyce Avenue, a large detached four bed family home with the added bonus of a magnificent sun drenched south facing rear garden in the much sought after leafy suburbs of Foxrock.

Walking into this house you will be immediately struck by a lovely sense of space and light with excellent proportions throughout. This lovely home offers the discerning purchaser approx. 157 sq. m / 1,692 sq. ft. of spacious accommodation.

Accommodation downstairs comprises of entrance porch and hall, living/dining room, upgraded kitchen, conservatory and two generous sized bedrooms, one of which is currently in use as an office.

Upstairs there are two large double bedrooms and a modern family bathroom.

Stepping outside into the sunny south facing rear garden you are immediately met with an oasis of calm. Abundantly stocked with mature shrubs, plants and trees, the garden is fully enclosed and is not overlooked. It is very well laid out with lawn and paving. There is a garage to the side offering further potential to extend the existing accommodation (subject to planning permission). There is also the added benefit of two gated side entrances.

The front of the house is laid out in lawn and decorative stone and offers private parking for a number of cars.

The location of this fantastic home is second to none. The pretty village of Foxrock with its cafes delicatessen and galleries is a ten minute walk away while the LUAS of Carrickmines is only a 15 minutes stroll in the opposite direction. Both the N11 and M50 are within easy reach. Excellent nearby schools include St. Brigid's national school, Loreto Foxrock, New Park and many more. Sporting enthusiasts have lots of options such as Westwood gym, golf at Foxrock and community running, badminton clubs etc.

Early viewing is recommended to appreciate what this wonderful home has to offer.

BER: D2    BER No. 107520017    Energy Performance Indicator: 285.29 kWh/m<sup>2</sup>/yr

## Accommodation

Porch: 1.77 x 0.95

With tiled floor & recessed lighting

Entrance:

With timber floor, alarm panel and stairs to upper floor.

Living Room: 4.90 x 3.64

Large room overlooking rear garden, open fireplace with wood burner inset.

## Features

- Large Detached 4 bedroom Foxrock home
- South facing rear garden
- Private parking to the front
- Two Side entrances
- Potential to extend existing accommodation (subject to pp.)
- Approx 157 sq m / 1,692 sq ft of spacious accommodation throughout.
- Lovingly maintained by its current owners.
- Gas fired central heating
- Ten minute walk to Foxrock Village
- Excellent schools nearby
- Close to all amenities.

Kitchen: 5.35 x 3.37

With tiled floor, recessed lighting, fitted wall and floor units, plumbed for fridge freezer, dishwasher & washing machine, Recently installed Belling Dual Fuel Cooker, stainless steel sink unit, velux window, stable door to garden.

Conservatory: 6.19 x 3.79

Large Sunny room overlooking rear garden, timber floor & double doors leading to south facing rear garden.

Bed 1: 3.45 x 3.39

Generous sized bedroom to the front currently in use as an office

Bed 2: 3.35 x 3.19

Double room to the front of the house

Upstairs

Bed 3: 3.31 x 4.79

Large double room with access to attic and eaves storage

Bed 4: 3.34 x 4.74

Large double room overlooking rear garden with eaves storage.

Family Bathroom: 4.68 x 2.31

With tiled floor, roll top bath, w/c, wash hand basin, tiled surround, recessed lighting, velux window, Triton T90xi shower & extractor fan.

Outside:

Gated entrance with off street parking and access to garage.

Private south facing rear garden with the added benefit of two side entrances.

[View By Appointment](#)

**Asking Price: €835,000**





## **DNG Stillorgan**

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## **Negotiator:**

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).



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