



13 Foxrock Crescent, Foxrock, Dublin 18



For Sale by Private Treaty

Three bed semi-detached, Sorohan built home,
approximately 120 sq.m. (1,290 sq.ft.)





13 Foxrock Crescent, Foxrock, Dublin 18

Finnegan Menton are delighted to offer 13 Foxrock Crescent to the market, a wonderfully maintained, and well-presented Sorohan Built home. Set back from the road in a small mature cul de sac and accessed via a gated front garden and cobble lock driveway, one can begin to sense the standard of presentation applied throughout, as you approach this wonderfully cared for property. Immediately upon entering, a warm and welcoming atmosphere is felt, and it continues through the light filled living spaces and throughout this elegant family home, adding to the sense of calm, that this ever popular and mature neighbourhood offers.

Tastefully decorated, and lovingly maintained by the current owner, it boasts many notable features including a conservatory, master bedroom en suite, and feature marble fireplace in the front reception. The features continue outside with off street parking to the front, and a beautifully landscaped rear garden, which offers a host of mature and vibrant trees and planting, providing a private and peaceful setting for outdoor dining and relaxing where the truly tranquil nature of this mature neighbourhood can really be appreciated. Just one of 15 houses nestled in this quiet cul de sac off Kill Lane, No. 13 enjoys the best of both worlds, tucked away from the hustle and bustle while still enjoying every conceivable amenity within close proximity, with a superb variety of shopping, sporting, and recreational amenities at nearby Deansgrange, Foxrock, Cornelscourt Village, including Carrickmines and Foxrock Golf clubs, Leopardstown Racecourse, Cabinteely Park, Carrickmines Tennis Club, Westwood Fitness, various local GAA and rugby clubs, and marine activities in Dun Laoghaire. In addition, Dundrum Town Centre and Carrickmines Park are only 5 and 3km away respectively. Some of Dublin's finest primary and secondary schools are within easy reach including St Brigid's and Hollypark national schools, Lycee Francais d'Irlande Primary School, Loreto Foxrock, Willow Park and Blackrock College, St. Andrews College, CBC Monkstown, Sion Hill, Clonkeen College, and Nord Anglia International School.

The property is incredibly well serviced by public transport with bus routes to Dun Laoghaire, City Centre, Blackrock, and Dun Laoghaire on its doorstep, with the 46A, 75, and 75A at the adjacent Foxrock Avenue Bus stop only 70 meters away, and the 143, 145, 155, 175 and Aircoach to Dublin Airport less than 400m meters away at the Foxrock Church stop. In addition, multiple Luas stations are under 2.5km away including Carrickmines, Sandyford, and Central Park, and the N11 provides easy access to M50 provides and major road networks.

Viewing is recommended.

ACCOMMODATION

Entrance Hall: 5.27m x 1.94m Carpeted, coving, Guest W.C.

Living Room: 4.03m x 5.28m Feature white marble open fireplace, centre rose and coving, carpeted, double doors to dining room, tv point.

Dining Room: 3.44m x 2.97m Centre rose and coving, carpeted, curved arch to conservatory.

Conservatory: 3.17m x 3.12m Sliding door to patio area open arch to dining room.

Kitchen / Breakfast Area: 3.43m x 2.99m Fully fitted timber kitchen units, timber floor, splash back wall tiling, coving, telephone point, back door to garden.

Bathroom: 1.67m x 3.26m White bathroom suite comprising wc, whb, bath with shower hose, chrome sanitary ware, fully tiled bathroom with shelving and mirror, attic hatch door.

Master Bedroom: 4.29m x 4.15m Double bedroom, large 3 door sliderobe, dressing table with overhead storage press, carpeted, telephone and tv point

En suite: 3.23m x 1.66m White suite comprising wc, whb, shower with glass door, full wall tiling, storage hotpress.

Bedroom 2: 3.28m x 2.80m Fitted wardrobes, carpeted, telephone point, double bedroom.

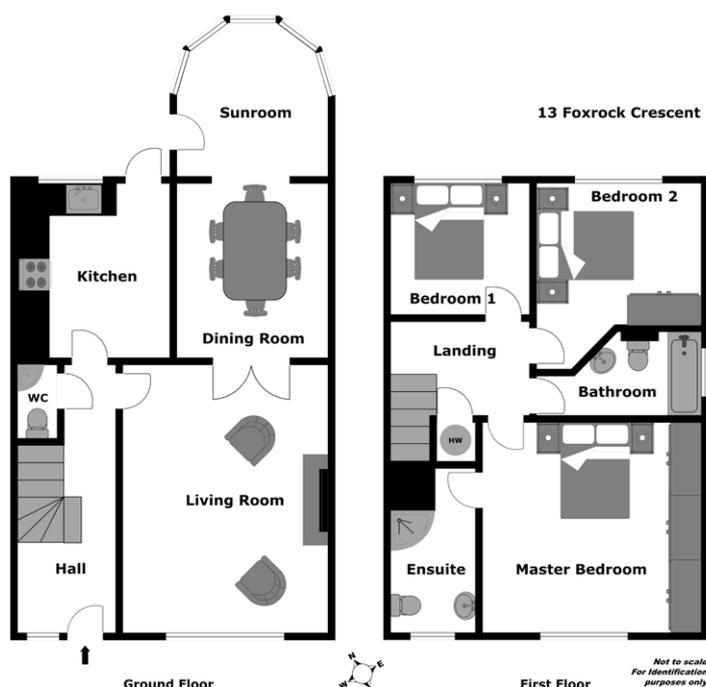
Bedroom 3: 2.73m x 2.72m Single bedroom, carpeted.

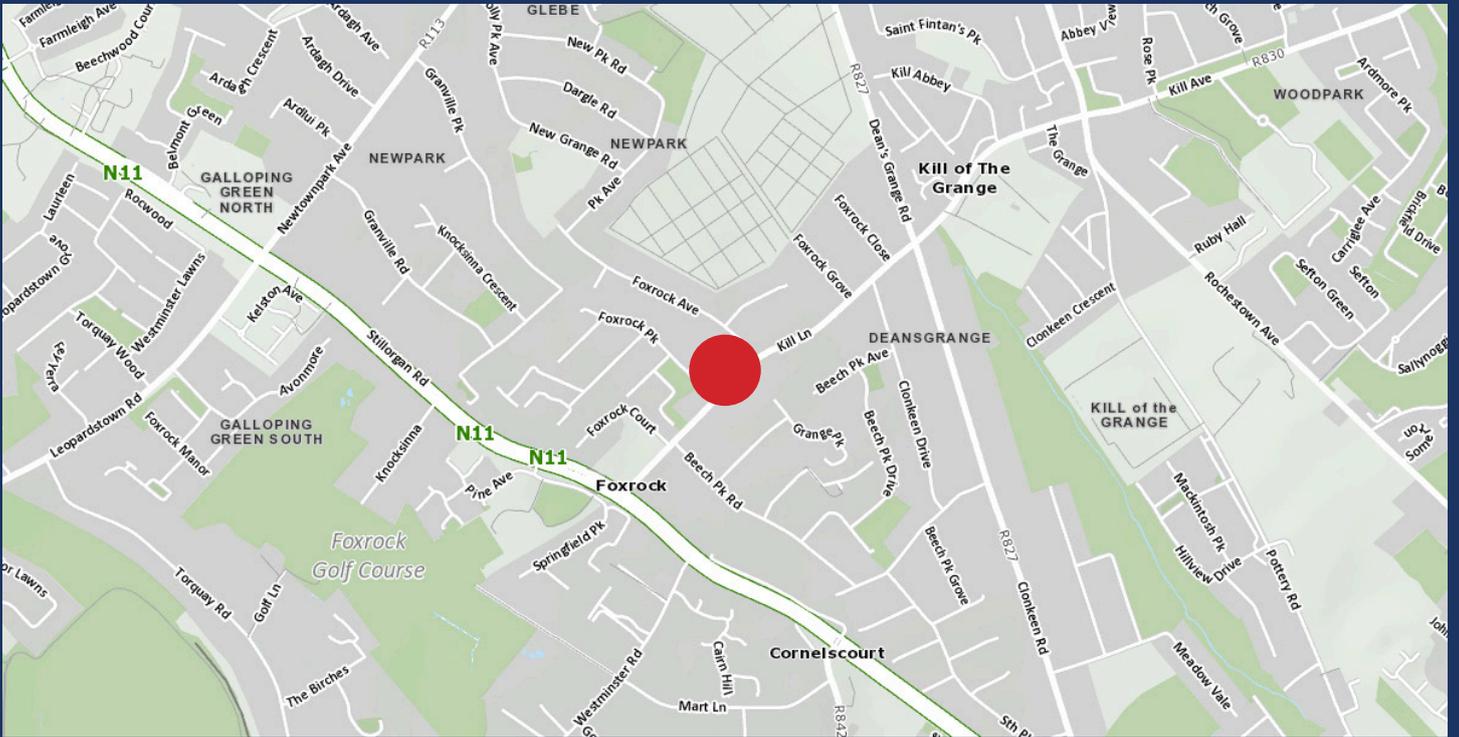
Outside: Landscaped rear garden with a host of mature and vibrant trees and planting, patio area, and a block-built shed wired for electricity.

To the front is a gated garden, with off street parking for one car and mature shrubs and trees.

FEATURES

- Well-presented and wonderfully maintained semi-detached home of approx. 120 sq. m / 1290 sq. ft
- 3 Bed, 3 bath, 3 Recep.
- Quiet Cul De Sac of only 15 houses, positioned just off Kill Lane
- Conservatory
- Downstairs Guest W.C.
- Landscaped rear garden with patio and block-built shed
- Gated, cobble lock front drive and front lawn
- A host of bus and Luas routes nearby Easy access to City Centre, Carrickmines and Dundrum Town Centre





BER D1

BER No: 108775305

EPI: 250.46 kWh/m²/yr

Price: On application

Viewing:

By appointment only with agents
Finnegan Menton.

Contact Eugene Brennan
on 01 614 7900



17 Merrion Row, Dublin 2, Ireland

T + 353 (0) 1 614 7900

WWW.FINNEGANMENTON.IE

Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by www.evolution-visuals.com