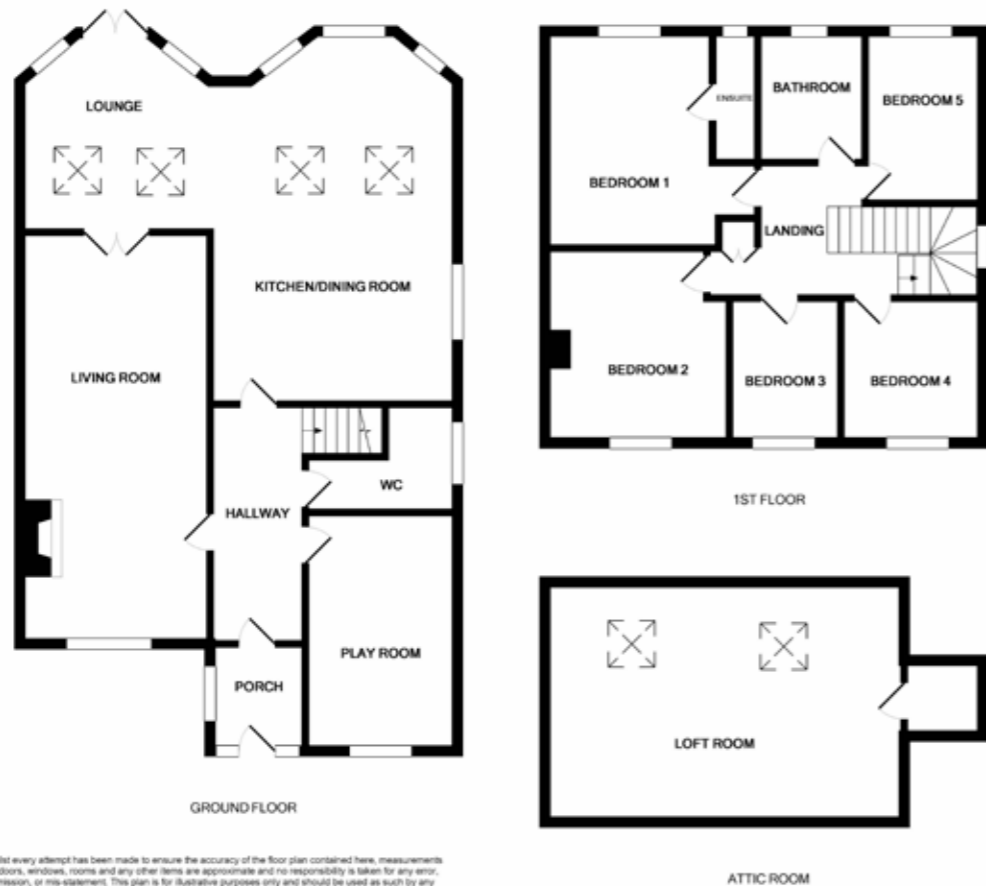




BER C3



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DNG Raheny

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Negotiator:

Wayne O'Brien MIPAV MCEI

PSL 002049



DOUGLAS NEWMAN GOOD
DNG

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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76 Foxfield Road, Raheny, Dublin 5

c. 2,163 sq. ft. / 201 m²



DOUGLAS NEWMAN GOOD
DNG

76 Foxfield Road, Raheny, Dublin 5

DNG are privileged to represent the sale of 76 Foxfield Road, Raheny, a stunning extended five bedroom family home recently refurbished with no expense spared overlooking a large mature green area. This majestic residence boasts a light-filled interior with a modern vaulted ceiling extension creating a superb open plan kitchen/dining/living room overlooking the landscaped and well stocked rear garden. A cream high gloss kitchen with granite countertop and matching breakfast island are the finishing touch to this amazing entertainment space. To the front is a generous driveway with mature shrubbery. The property has the added benefit of a very large c. 30 ft. wide private side garden flooded with sun-light offering further potential to extend (s.p.p.).

The accommodation extends to a total floor area of c. 2,163 sq. ft. over three levels and comprises entrance porch, hallway, large living room, tv/playroom, open plan extended kitchen/dining/living room and downstairs wc/utility room on ground floor level. Upstairs, first-floor accommodates five bedrooms (master en suite) and a family bathroom with a converted attic room at second-floor level.

Foxfield Road is a 1960's built mature development of larger family homes located just off Howth Road in the leafy village of Raheny. Local amenities include the magnificent St Annes park with wonderful woodland to enjoy and the seafront promenade is a short distance away for those who enjoy a walk by the sea. Local shops can be easily reached on foot and viewers will be very impressed by the quality and space throughout combined with the maturity and location.

Accommodation

Entrance Porch - 2.13m x 1.83m
Tiled floor, recessed lighting.

Entrance Hall - 4.75m x 1.8m
Amtico flooring, coving.

Living Room - 8.13m x 3.95m
Carpeted, feature solid cream fireplace, double doors to the open plan kitchen/dining/lounge.

TV / Playroom - 4.67m x 2.28m
Tongue and groove flooring, recessed lighting.

WC / Utility Room - Tiled floor, WC, hand wash basin, built in units with plumbing for washing machine, recessed lighting.

Kitchen / Dining Room - 7.41m x 4.86m
Amtico flooring, fully integrated high gloss cream kitchen with granite worktops and matching breakfast island, feature glass block window, vaulted ceiling with 2 velux skylights, recessed lighting, open plan into the lounge area.

Lounge - 3.93m x 3.74m
Amtico flooring, vaulted ceiling with 2 velux skylights, french doors to rear garden, recessed lighting.

Landing - 2.93m x 2.03m
Carpeted, hot-press.

Bedroom 1 - 4.92m x 2.97m
Carpeted, built in wardrobes.

En-suite - 2.45m x 0.81m
Fully tiled, WC, hand wash basin, shower, chrome towel radiator.

Bedroom 2 - 3.78m x 3.49m
Carpeted.

Bedroom 3 - 2.8m x 2.42m
Carpeted.

Bedroom 4 - 2.81m x 2.56m
Carpeted, built in wardrobe & child's desk.

Bedroom 5 - 3.25m x 2.48m
Carpeted, built in wardrobe

Bathroom - 2.5m x 1.9m
Fully tiled, corner bath, WC, hand wash basin, corner shower.

Landing - 2.72m x 1.89m
Carpeted.

Converted Attic Room - 5.88m x 3.6m
Laminate wood flooring, 2 velux skylights, recessed lights, eaves storage.

Gardens - Large front driveway with ample parking, large sunny side garden c. 30 wide providing further scope to extend (s.p.p.), patio and lawned areas to rear and side garden.

BER: C3
BER No. 107344285
Energy Performance Indicator: 213.3 kWh/m²/yr



Features

- Double glazed uPVC windows.
- Gas fired central heating.
- Stunning rear extension with vaulted ceilings and 4 velux skylights.
- Converted attic room.
- Large side garden c. 30 wide providing further scope to extend (s.p.p.)
- Modern high gloss cream kitchen with integrated appliances.
- Overlooks a large mature green area.

View By Appointment

Asking Price: €700,000

