



45 Foxrock Manor
Foxrock Dublin 18

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Features

- Magnificent, detached home extending to 2,250 sq.ft ((209 sqm)
- Terrific southerly professional landscaped rear garden with ambient lighting
- Wonderful peaceful setting within a quiet cul de sac and overlooking Foxrock Golf course to the rear
- Five double bedrooms
- Elegant Clive Christoff style kitchen, with high end finishes
- Versatile integral garage with double mahogany doors
- Cobble lock driveway offering ample off streetcar parking for 2+ cars.
- Fitted carpets, curtains, blinds and kitchen and utility appliances included in the sale.
- Stira ladder to floored attic with insulation for large storage, access at landing. Potential to convert attic (STPP)
- Neutral Farrow & Ball interiors throughout
- Solid wood flooring throughout
- Convenient location for public transport
- GFCH with recently upgraded boiler
- Recently installed pressurised water pump
- Monitored Alarm system.
- Recently installed new boiler
- High speed Wi-Fi
- Multiple tv and socket points throughout
- Recessed ground lighting across front of house with outside electrical point for convenience.
- Outside Tap
- Ample wall space in all rooms ideal for displaying art

45 Foxrock Manor, a detached five-bedroom home situated in a quiet cul de sac, is a stunning and exceptional home. Presented in excellent condition throughout with a beautiful, landscaped south facing rear garden enjoying a unique peaceful setting backing onto Foxrock Golf Club. From the moment you approach, it's clear that this home has been lovingly maintained and thoughtfully upgraded.

With well-proportioned flexible and practical accommodation extending to approximately 2, 250 sqft (209 sqm), this home would easily meet the needs of a family or discerning buyer. The inviting entrance hallway leads to an expansive living room complete with Le Droff open fire and a feature bay window overlooking the front garden. French doors open from the living room to a cosy family room, which provides views of the serene landscaped southerly rear garden. The heart of the home is a stunning Clive Christian style kitchen, featuring granite worktop, elegant display units and top of the line appliances including a 6 ring Britannia range and hob. A well-appointed island adds to the kitchen functionality, while a generous larder press ensures ample storage space. Adjacent to the kitchen, a large utility room provides excellent storage options and access to the side garden. A guest wc is conveniently located off the hallway. There is a well sized fourth reception room/ fifth bedroom to the front. This space is most versatile and can also be used as a home office. Off the kitchen/dining room, there is a lovely garden room which is bathed in natural sunlight as a result of the gardens southerly aspect. There is also an integral garage, accessible through utility room which can easily be converted to a gym/ 6th bedroom or den (STPP). On the first floor, the two front bedrooms have been combined to create a magnificent primary bedroom suite. This spacious retreat boasts bespoke built in cabinetry, a dedicated dressing table area, and a luxurious marble ensuite. Additionally, there are three further bedrooms upstairs, two of which overlook the golf club. A beautifully appointed main bathroom features a granite vanity unit and an oversized bath offering a serene space for relaxation.

The front and rear gardens have been meticulously landscaped. The rear garden is a standout feature with its magnificent southerly aspect and its impressive collection of imported specimen shrubs, trees and plants including bamboo, acers, agapanthus, ferns, specimen grasses and a Dixonian tree fern. It is entirely private and fully brick walled, with raised shrub beds with brick and granite finishes. A sun trap terraced area provides a peaceful outdoor space, while dual gated side access leads to the front of the property. Dimmable ambient lighting highlights trees shrubs and beds for evening enjoyment. There is a beautiful lawn with paved pathways and edged borders along with a decorative trellis on walls for added aesthetic and privacy. The property is further enhanced by a walled and gated front garden with a selection of various size Buxus balls, creating a stylish entrance. There is excellent off-street parking for multiple cars.

Located just a short walk from the charming Foxrock Village, Foxrock Manor offers an exceptional lifestyle with access to boutique shops, fine dining, and premium recreational facilities such as Foxrock Golf Club, Westwood Leisure, and Leopardstown Racecourse. Residents enjoy nearby shopping at Carrickmines Retail Park, Cornelscourt Shopping Centre, and Dundrum Town Centre. The area is renowned for its top-tier schools, including Loreto Foxrock, Nord Anglia, and Blackrock College. With seamless transport links via the N11, M50, and Luas at Sandyford, Foxrock Manor provides easy access to Dublin City Centre, business hubs, and top universities.





Accommodation

Entrance Hall: 5.48m x 2.26m (18' x 7'5") with solid wood flooring, ceiling coving, front door with stained glass on either side, radiator cabinet, recessed downlighting, digital alarm panel, door to understairs storage, door to

Guest W.C.: with honed travertine mosaic tiled floor and partial wall tiling with moulding trim, W.C. with push button flush, sink with towel rail attachment set into a tiled unit, glass shelf for perfume/after shave, Velux, window providing natural light

Living Room: 6m x 4.4m (19'8" x 14'5") with feature bay window with blinds, solid wood flooring, feature Le Droff fireplace, ceiling coving, dimmable recessed lighting, decorative moulding, television points, double doors connecting to the family room ideal for entertaining

Kitchen/Dining Room: 6.43m x 3.5m (21'1" x 11'6") magnificent custom designed Clive Christian style architectural kitchen with elaborate crown mouldings inset with dentil and special edges. Hand painted solid wood cabinetry with granite countertops, Neff fridge freezer, bespoke larder press with granite work surfaces, drawers, shelves in solid wood and recessed downlighting, Britannia electric double ovens and a 6 ring gas hob, integrated dishwasher, Neff microwave, double Belfast sink with brass Gooseneck taps, integrated cooker hood with light and extractor fan, carousel corner press for pots and pans, feature island with granite surfaces, cutlery drawer and pull out crockery drawers, integrated bin and tray drawer and wine rack. Undercabinet lighting, larder lighting and crystal cabinet lighting for ambience. Recessed dimmable lighting throughout the kitchen dining room. Tiled floor throughout. Trifold glazed and wooden doors connecting to the garden room. Large window overlooking garden with roman blind, glass fronted display cabinet with downlighting and television point.

Garden Room: 3.1m x 4.2m (10'2" x 13'9") beautiful south facing third reception room filled with natural light overlooking the garden, tiled flooring, feature chandelier with matching wall lights, all dimmable, blinds on windows and ceiling, door to rear of property, glazed wooden trifold door to kitchen

Family Room: 4.1m x 3.8m (13'5" x 12'6") overlooking the southerly landscaped rear garden with access via sliding doors, dimmable recessed lighting, solid wood flooring, decorative moulding, tv point, curtains and ceiling coving

Utility Room/Back Kitchen: 3.8m x 1.9m (12'6" x 6'3") with window with blind overlooking garden, tiled floor, fitted eye level and base level units for additional storage, tiled backsplash, Zanussi washing machine, Zanussi dryer, Zanussi freezer, wall mounted heating controls, door to rear garden with blind, one and a half sink unit, door through to

Integral Garage: 5m x 2.4m (16'5" x 7'10") with extensive range of built in metal shelving, two solid mahogany doors to the front, fuse board is located here, can be easily converted to additional reception room, gym or 6th bedroom (subject to planning permission)

Bedroom 5 / Office: 2.9m x 4.6m (9'6" x 15'1") located off entrance hall overlooking the front garden, currently used as a home office but ideal as a fifth bedroom or another reception room, ample storage with double height wall to wall presses, radiator cabinet, tv point, carpeted

A carpeted flight of stairs leads to the

Landing: spacious landing flooding with natural light from window, moulding going up the stairs, wooden banisters, Pull down Stira ladder to the floored attic and a door to a shelved hot-press which houses hot water boiler and pressurised water pump.

Master Bedroom: 3.5m x 6.8m (11'6" x 22'4") originally laid out as two bedrooms and presently laid out as a most impressive principal bedroom suite. Overlooking the front with two picture windows, recessed lighting and coving, solid timber floor, Clive Chrisitan style architectural wardrobes with double height pull down hanging units, pull out drawers, shoe drawers and integrated mirrors. Wardrobe/dressing table with elaborate crown mouldings inset with dentil details and special edging. Dressing area with recessed lighting and a fitted dressing table, side drawers, two glass fronted perfume cabinets with glass shelving, dimmable lighting. Chest of drawers with pull out drawers, two bedside tables, curtains and blinds, ceiling coving,

television point, door to ensuite

Ensuite Bathroom: with fully tiled Bianco Carrera natural stone marble tiles, shower with low-profile step-in shower with pull glass doors. Victorian style stainless steel fixtures, including rainfall shower head and handheld hose. Recessed marble shelving within the shower and bedside sink for toiletries. Illuminated mirror. Recessed lighting, temperature adjustable shower system, Victorian style sink and toilet, wall mounted heated towel rail

Main Bathroom: 2.5m x 2.2m (8'2" x 7'3") with fully tiled Crema marfil natural stone marble tiles, large rectangular bath with integrated bath rest and separate hose attachment, wall hung sink set into a granite and tiled unit with stainless steel legs, mirror and recessed shelving for storage, heated towel rail, toilet roll holder, frosted window with chrome finished blind, recessed downlighting

Bedroom 2: 2.3m x 4m (7'7" x 13'1") with solid wood flooring, double bedroom overlooking the rear garden and Foxrock golf club, single fitted wardrobe with shelving, dressing table with overhead storage, recessed downlighting, curtains and blinds

Bedroom 3: 3.2m x 2.7m (10'6" x 8'10") double bedroom overlooking the rear garden and Foxrock Golf Club, double fitted wardrobe with shelving, curtains and blinds, solid wood floor

Bedroom 4: 3.2m x 4.9m (10'6" x 16'1") double bedroom, front facing, two double wardrobes with integrated shelving and overhead storage. Dressing table with additional storage. Double storage over head, dimmable chandelier lighting, solid wood flooring, curtains and blinds

BER Information

BER: C3.. BER No:118286152.

EPI: 223.37 kWh/m²/yr.

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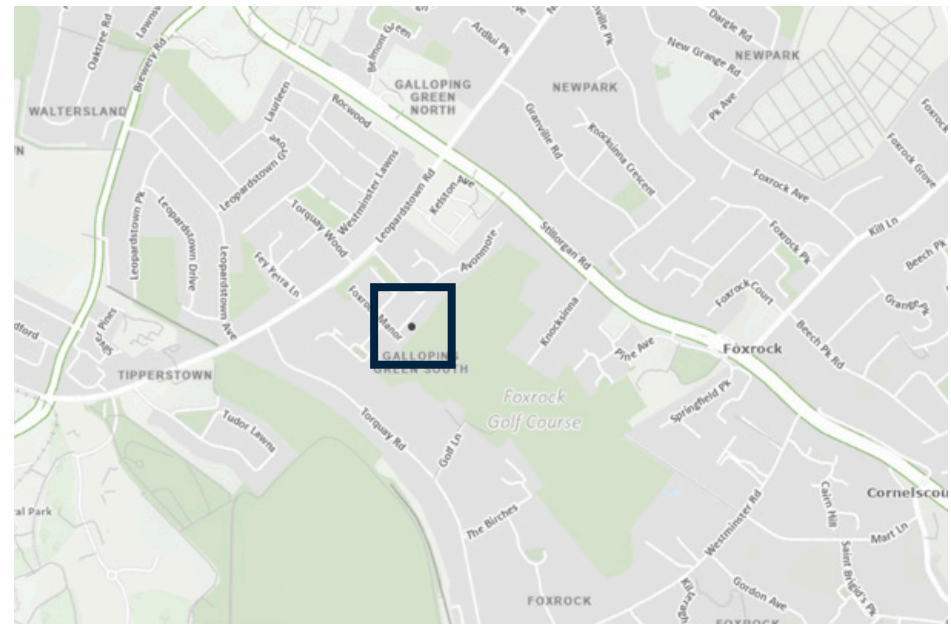
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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