

BER E2



66 Foxrock Avenue  
Dublin 18

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INTERNATIONAL REALTY



## 66 Foxrock Avenue, Dublin 18

### Features

- Highly regarded Foxrock address
- Superb rear garden measuring approx. 85ft in length
- Generous accommodation extending to approximately 130 sqm (1,399 sq. ft)
- Double glazed windows throughout
- Oil fired central heating
- Excellent off street car parking with potential to expand
- Garage with possibility for conversion
- On the E1/E2 QBC bus routes and Aircoach route to Dublin Airport
- Close to excellent schools, shops, additional public transport and amenities

No.66 Foxrock Avenue, in one of Dublin's premier locations, is a most impressive semi-detached family home extending to approximately 130 sqm (1,399 sq. ft) with the benefit of a wonderful garden (85ft long approx.). This delightful four-bedroom family home offers the perfect blend of character, comfort, convenience and future potential.

Upon entering, a welcoming entrance porch leads into a reception hall with useful understairs storage. To the front of the property is a bright and spacious living room featuring timber flooring and fireplace, which opens through double doors to the dining room overlooking the superb rear garden. The kitchen is well fitted and enjoys views to the rear along with direct access to the garage, which provides excellent storage and utility space. Upstairs, there are four bedrooms, three with built-in wardrobes, along with a modern family bathroom.

Externally, the front garden is smartly laid with parking car parking space access to the garage and room to expand parking. To the rear, the property boasts an exceptionally large private garden with a large block-built shed. The garden is predominantly laid out in a generous lawn and bordered by mature hedging, creating a wonderful sense of seclusion and an ideal setting for family enjoyment, outdoor entertaining or future landscaping potential.

This wonderful family home enjoys a prime location within walking distance or easy reach of some of south Dublin's most sought-after schools, including Hollypark, Lycée Français d'Irlande, Loreto Foxrock, Clonkeen College, Blackrock College, Sion Hill, Newpark and Monkstown. Excellent public transport links are just minutes away, offering easy access to a wide range of additional primary and secondary schools. IADT Dún Laoghaire, UCD Belfield and Carysfort are easily accessible, as are schools, businesses and amenities in the Sandyford, Stillorgan and Donnybrook areas as well as Dublin city centre itself.

Foxrock Avenue is a highly regarded residential development, perfectly positioned close to boutiques, cafés and restaurants of Foxrock Village, Cornelscourt and Deansgrange with Blackrock, Dun Laoghaire and Dalkey centres slightly further afield.

The property benefits from superb connectivity, with the M50 nearby providing swift access to the national road network. Bus corridors, LUAS, DART and rail networks are within easy reach. An abundance of recreational amenities are close at hand, including tennis, golf and other sports facilities, as well as open green spaces on and adjacent to Foxrock Avenue itself, including grounds at Granada Football Club and the excellent facilities at Cabinteely Park. Nearby leisure options include Newpark Swimming Pool, Meadow Vale Tennis Club, Foxrock Golf Club, Leopardstown Racecourse and Squash Club, along with the exceptional coastal and marine amenities of Dún Laoghaire.

## Accommodation

**Entrance Porch:** With tiled floor and door leading to entrance hall

**Reception Hall:** 3m x 4.15m (9'10" x 13'7") with understairs storage and door leading to

**Living Room:** 4.5m x 4.75m (14'9" x 15'7") with timber flooring, open fireplace with tiled surround, tiled hearth, timber panelling, double doors leading to the dining room and magnificent picture window overlooking front,

**Dining Room:** 3.3m x 4.6m (10'10" x 15'1") With feature picture window overlooking rear garden, open fireplace with tiled surround, tiled hearth and door leading to

**Kitchen:** 3m x 3.3m (9'10" x 10'10") Fitted with a range of overhead press and drawer units, stainless steel sink unit, free standing oven, undercounter fridge, tiled floor, part tiled walls,

door leading to the garage and window overlooking rear

**Garage:** 2.25m x 7.5m (7'5" x 24'7") Plumbed for washing machine and dryer, oil fired boiler, outside w.c. with wash hand basin and door to the rear.

### Upstairs

**Bedroom 1:** 4.9m x 3.4m (16'1" x 11'2") With built in fitted wardrobe and hot press with built-in shelving and window overlooking front.

**Bedroom 2:** 4.8m x 4.3m (15'9" x 14'1") With built in fitted wardrobes and windows overlooking front

**Bedroom 3:** 2.7m x 3m (8'10" x 9'10") With built in fitted wardrobes and window overlooking rear

**Bedroom 4/Home Office:** 2m x 2.65m (6'7" x 8'8") With window to rear

**Bathroom:** Newly fitted bathroom comprising of pedestal wash hand basin, wc, large double shower, tiled floor, tiled walls and window to rear

**Garden:** Private and secluded rear garden (85ft long approx.) mainly laid out in lawn with mature hedging and separate block built shed.

## BER Information

BER: E2. BER No: 119015915

EPI: 348.96 kWh/m<sup>2</sup>/yr.

## Eircode

D18 T9X5





## FLOOR PLANS Not to scale - for identification purpose only.

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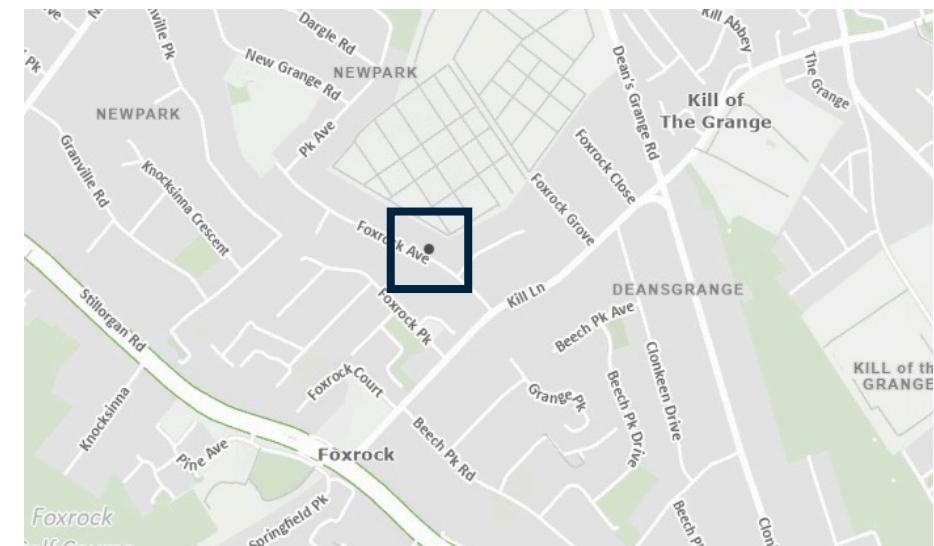
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Ground Floor



First Floor



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