



3 Fairways Park, Bray Road, Foxrock, Dublin 18
D18PR62

109 m² / 1173 ft²



DOUGLAS NEWMAN GOOD

DNG

3 Fairways Park, Bray Road, Foxrock, Dublin 18 D18PR62

DNG are delighted to present 3 Fairways Park, a gated development of only a handful of homes enjoying a central and convenient location. Set amongst landscaped grounds and enjoying a south westerly orientation to the rear, Fairways Park is an upmarket development with a desirable address.

Less than 15 years old, these homes were built to exacting standards and rarely change hands. No. 3 is a gorgeous 3 bed townhouse, c.109 sqm and has been maintained to a high standard. The orientation ensures the property is drenched in natural light and for those who enjoy their sun, the rear garden is not directly over-looked and catches the sun from noon to sun down. This rear garden is landscaped and has a paved and grassed area, ideal for resting or entertaining on summer evenings. To the front are two dedicated car spaces and landscaped grounds.

The interiors are bright and well appointed. Soft neutral colours are complemented by the 9' high ceilings giving that extra touch of class. All the bedrooms are generous in size with the master bedroom benefiting from wonderful views across Foxrock Golf Club which is located immediately behind, as far as Three Rock Mountain.

The area is safe and convenient. Numerous buses pass outside, ensuring easy access to the City Centre and Heuston Station along the QBC. The Luas is also within walking distance, while the M50 is not far away.

The new owner will become a member of the Owners Management Company. The owner will have to pay an Annual Service charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas.

Accommodation

Entrance Hall - 6.25m X 1.9m

Cloakroom

Livingroom - 5m X 4.2m

Sunroom - 3.57m X 2.73m

Kitchen / diner - 4.9m X 3.16m

Landing

Bedroom 1 - 4.55m X 3.25m

Ensuite - 1.66m X 1.57m

Bedroom 2 - 3.55m X 2.7m

Bedroom 3 - 3.4m X 2.3m

Bathroom - 2.5m X 1.5m

Features

- Choice location
- Convenient for Bus (145, 46a & Aircoach), Luas & M50
- Overlooking Foxrock Golf Club to rear
- South west orientation

Outside:

A pillared granite entrance opens out to generous grounds which are landscaped and comprising well maintained beds with a selection of plants and shrubs. There are two dedicated car spaces. The rear garden is not directly overlooked and backs onto Foxrock Golf Club. It has a south west orientation and is also landscaped with easy maintenance in mind. A Barna shed provides secure storage.

- Excellent condition
- Alarm system
- Management Company: €1,000 payable to Cooney Carey Property Management for Fairways Park Management Company Ltd

BER: C1 BER No. 110612876
EPI: 174.84 kWh/m²/yr



View By Appointment
Asking Price: €595,000

DNG Stillorgan

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

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