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61 Beech Park Drive

Foxrock, Dublin 18

Lisney | Sotheby's
INTERNATIONAL REALTY



61 Beech Park Drive, Foxrock, Dublin 18

Features

- Excellent detached family home extending to approx. 148 sqm (1,593sqft)
- Delightful sunny rear garden
- Excellent opportunity to modernise and extend and suit one's own taste
- Fitted carpets curtains and kitchen appliances included in the sale
- Close to numerous schools both primary and secondary
- Within walking distance of local shops, supermarkets and the QBC
- Off street car parking for multiple cars
- Gas fired central heating?
- Security alarm system

A much-loved, detached family home superbly situated in the ever popular mature and established Beech Park/South Park development with the benefit of a particularly large and entirely private rear garden. To the front there is excellent off street car parking and a great degree of privacy. The well laid out accommodation enjoys excellent light and good proportions throughout and briefly comprises of at ground floor level; an inviting entrance hallway off which there is a large living room to the front opening through to a dining room to the rear, a kitchen breakfast room, downstairs w.c and a reception room which is currently split into two creating a study area and children's playroom with separate access to the front. On the first floor there are four very large bedrooms and a family bathroom.

The large rear garden is of note providing an ideal space for children to play or for relaxation and al fresco dining. It is mainly laid out in lawn with a large raised sun trap patio area and wide covered over side access to the front. This property enjoys huge potential in terms of modernising to one's own taste and indeed to extend to the rear subject to planning permission if so desired.

The location of 61 Beech Park Drive will be of major attraction being positioned within easy reach of Blackrock, Foxrock and Deansgrange Villages with their range of shops, cafes and some of the finest restaurants in South County Dublin. Public transport is excellent with the QBC on the N11. There are a host of excellent primary and secondary schools close by such as Hollypark, Lycee Francais D'Irlandais, Newpark Comprehensive, Sion Hill, Blackrock College, Willow Park & Loreto Foxrock to name a few. There are also a wide range of sporting and recreational amenities in the immediate area including Newtownpark Tennis Club, Granada Football Club, Foxrock Golf Club and Kilmacud Crokes GAA Club. There is also sea swimming in Seapoint as well as the hugely popular sailing and marine activities at the yacht clubs and marina at Dun Laoghaire Harbour.



Accommodation

Entrance Hall: 2.0m x 7.0m (6'7" x 23') With window overlooking front, digital alarm panel and French doors leading through to

Living Room: 4.54m x 4.12m (14'11" x 13'6") With large picture window overlooking front, fireplace with raised marble hearth, brick surround and timber mantle and archway through to

Dining Room: 4.53m x 3.4m (14'10" x 11'2") With sliding doors out to patio area

Kitchen Breakfast Room: 4.24m x 2.76m (13'11" x 9'1") With a good range of floor and eye level units, two windows overlooking rear, Beko integrated electric oven with Beiling five ring hob over, Beko washing machine, stainless steel sink unit, Beko fridge, tiled splashback and door to garden

Guest W.C: With tiled floor, wall mounted compact whb and opaque window to the side

Study/ Playroom: 4.7m x 2.6m (15'5" x 8'6") With window to the front, door to side and window to side

Landing: With large window to the side, door to hot press with water tank and pump and door to attic

Bedroom 1: 4.26m x 2.68m (14' x 8'10") With two windows overlooking front

Bedroom 2: 4.35m x 3.88m (14'3" x 12'9") With two windows overlooking front, ceiling coving and sliding mirrored wardrobes

Bedroom 3: 4.37m x 3.0m (14'4" x 9'10") With a good range of built in wardrobes and window overlooking rear

Bathroom: With fully tiled floors and walls, heated towel rail, w.c, fully tiled step in shower, vanity whb with storage underneath, wall mounted mirror, opaque window and Ex Belair

Bedroom 4: 2.65m x 2.8m (8'8" x 9'2") With window overlooking rear

BER Information

BER: E2. BER No: 117424523
EPI: 357.73 kWh/m²/yr.

Eircode

D18 Y8C2



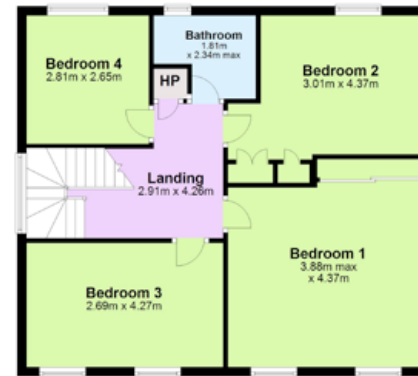


FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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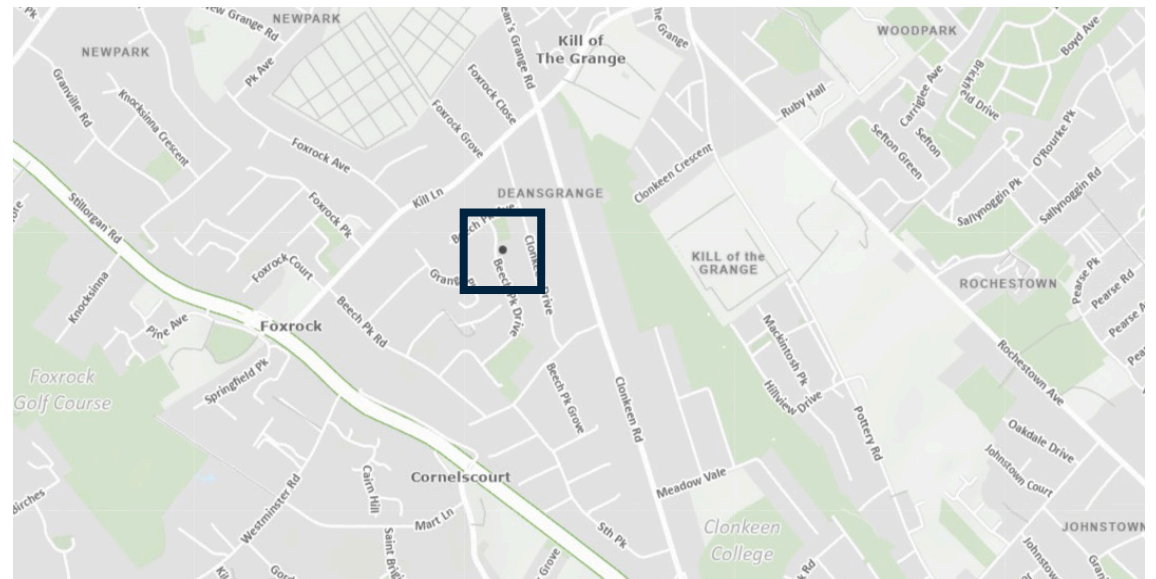
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