



59 Beech Park Road, Foxrock, Dublin 18.

 **HUNTERS**
ESTATE AGENT

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BER C2



For Sale by Private Treaty

Hunters Estate Agent are truly honoured to present to the market this superbly appointed residence that has been tastefully upgraded and extended by the present owners to provide gracious, light filled accommodation. The exacting standards of the interiors have been carried through to the delightful gardens, professionally designed and landscaped and enjoying an enviable all day sunny orientation.

59 Beech Park Road enjoys rooms of generous proportions extending to approximately 238 sq.m/2,562 sq.ft and provides for balanced family accommodation and all that a discerning purchaser may require in terms of internal and external precision. Upon entering this property you are greeted by a most welcoming entrance hallway, to the left lies an extremely well-proportioned reception room with feature raised gas fire and integrated fresh water fish tank and to the right of the hallway there is a study with an extensive built in home office. A superbly appointed kitchen features a range of high gloss units, polished granite worktops and top of the range Fisher and Paykel appliances and a centre island unit. This in turn opens into an open plan living/dining room infused by an abundance of natural light, featuring extensive use of wall to wall glazing with two sets of double doors leading out to the magnificent gardens. There is a separate utility room with superb storage, plumbed for a washing machine and tumble dryer, gas fired central heating boiler and access to the side passage way. A bespoke guest cloakroom completes the accommodation at this level. There is potential to extend the living accommodation to the side and rear subject to planning permission.

At first floor level there is an extremely well arranged master suite incorporating a spacious bedroom with extensive storage, an ensuite bathroom and walk-in wardrobe. There are three further double bedrooms (one ensuite) and a family bathroom. There is a large attic with a Stira stairs to access.

This property is approached by a set of electric gates opening into a cobble-lock driveway with room for two cars to the front, bordered by extremely well stocked flowering beds and a feature Diarmuid Gavin designed Chelsea Flower Show "Pod". There are dual entrances leading into the rear garden, which is a truly outstanding feature of this property, extending to 23.7m long x 14.69m wide (78' x 48') and enjoying a westerly aspect. A large black limestone patio spanning the width of the house is perfect for al fresco dining. The garden has been professionally landscaped creating a magical space featuring a large well

stocked pond and various lawns bordered by gravelled and Indian sandstone pathways. These are further complemented by herbaceous flower beds planted with an abundance of interesting shrubs, plants, flowers, trees and wall creepers. There is also a feature sunken patio (suitable for conversion into a sunken trampoline).

Beech Park Road is a most sought after location in Foxrock, conveniently situated close to a host of amenities in nearby Foxrock Village, Stillorgan, DunLaoghaire, Blackrock and Dundrum Town Centre including several shopping centres, an array of specialist shops, restaurants, coffee shops and delis. The area also benefits from many recreational amenities including various local tennis, rugby, GAA and golf clubs and marine activities in nearby Dun Laoghaire. Some of Dublin's finest primary and secondary schools are within easy reach including St Brigid's and Hollypark national schools, Lycee Francais d'Irlande Primary School, Loreto Foxrock, St. Andrews College, Willow Park and Blackrock College to name but a few. Excellent transport links are close by including the QBC, N11 and M50, the DART at Blackrock and the LUAS green line at Carrickmines and Sandyford providing ease of access to and from the city centre and surrounding areas.

SPECIAL FEATURES

- » Superbly appointed detached family home
- » Enjoying extremely bright and spacious accommodation throughout
- » Cobble-lock off street parking to the front
- » Professionally landscaped westerly facing rear garden
- » Highly convenient location
- » Double glazed throughout
- » Gas fired central heating
- » Security alarm system
- » Accommodation extends to approximately 238sq.m/2,562 sq.ft
- » Fitted curtains, light fittings and kitchen appliances as listed are included in the sale

ACCOMMODATION

ENTRANCE HALL

7.54 m (24'8") x 1.35 m (4'4")

Solid oak flooring, telephone point, recessed lighting.

DRAWING ROOM

6.59 m (21'7") x 4.5 m (14'8")

Solid oak flooring, recessed lighting, feature tropical fresh water fish tank, raised gas fire and television point.

STUDY

4.73 m (15'5") x 2.6 m (8'6")

Solid oak flooring, extensive built-in home office with desk, shelving and storage and recessed lighting.

OPEN PLAN KITCHEN/LIVING/DINING

5.97 m (19'6") x 3.37 m (11')

Excellent range of high gloss units, polished granite worktops and splash-backs, integrated sink unit, top of the range Fisher and Paykel appliances including fridge freezer, double oven, heating drawer, two drawer dishwasher, wine cooler and Neff microwave. Feature centre island with polished granite worktop five ring Fisher and Paykel gas fired hob and a Smeg stainless steel extractor fan. Slate tiled floor.

LIVING/DINING ROOM

9.84 m (32'2") x 4.47 m (14'7")

Wall to wall glazing with two sets of double doors leading out to the garden, raised gas fire, television and telephone points, recessed lighting, intercom handset, feature wall lighting and solid oak flooring.

UTILITY ROOM

2.76 m (9') x 2.03 m (6'7")

Extensive storage, polished granite worktop with integrated sink unit, plumbed for washing machine and tumble dryer, gas fired central heating boiler and slate tiled flooring. Door to a very generous side passage.

GUEST CLOAKROOM

2.01m (6'6") x .85m (2'8")

Feature glass wash hand basin, W.C., heated towel rail, Travertine marble tiled walls and tiled floor and recessed lighting.

STAIRCASE TO FIRST FLOOR

LANDING

4.78m (15'7") x 1.66m (5'4")

Solid beech flooring, recessed lighting, large feature window with stained glass insert

MASTER BEDROOM

4.74 m (15'6") x 4.38 m (14'3")

Range of built in wardrobes, solid beech flooring, television and telephone points, recessed lighting and solid beech flooring.

ENSUITE BATHROOM

2.72m (8'10") x 2.58m (8'4")

Corner Jacuzzi bath, separate shower unit with power shower, vanity unit with wash hand basin, mirror and light over, shaver point, W.C., heated towel rail, recessed lighting, Travertine marble fully tiled walls and tiled floor, extractor fan and underfloor heating.

WALK-IN WARDROBE

2.38m (7'9") x 1.64m (5'3")

Extensive range of hanging and shelving space, shoe rack, recessed lighting, solid beech flooring.

BEDROOM 2

4.37 m (14'3") x 3.76 m (12'3")

Built-in wardrobes, recessed lighting, phone point and solid beech flooring.

ENSUITE SHOWER ROOM

1.89m (6'1") x 0.87m (2'9")

Step in shower unit with power shower, vanity unit with wash hand basin and fitted mirrored cabinet over. Fully tiled walls and tiled floor.

BEDROOM 3

4.13 m (13'6") x 3.3 m (10'9")

Built-in wardrobes, solid beech flooring and fitted shelving.

BEDROOM 4

4.21 m (13'9") x 2.59 m (8'4")

Built-in wardrobe, fitted shelving, solid beech flooring.

BATHROOM

2.71 m (8'9") x 2.56 m (8'3")

Corner Jacuzzi bath, separate shower unit with power shower, vanity unit with wash hand basin, fitted mirror and light over, shaver point, recessed lighting, extractor fan, Travertine marble fully tiled walls and tiled floor, heated towel rail and underfloor heating.







OUTSIDE

The front of the property is approached by a set of electric gates leading to a cobble-lock driveway with parking for two cars, bordered by extremely well stocked borders with feature illuminated Diarmuid Gavin designed Chelsea Flower Show "Pod". There are dual side entrances to the magnificent rear garden which is an outstanding feature of this property extending to 23.7m long x 14.69m wide (78' x 48') and enjoying a most appealing westerly aspect. The garden has been professionally landscaped creating a wonderful space incorporating a large Black Limestone raised patio, bordered by a well stocked pond, lawns bordered by different gravelled and Indian sandstone pathways and herbaceous borders, and planted with an array of interesting plants, shrubs, flowers, trees and creepers and a feature sunken patio (suitable for conversion to sunken trampoline). There is also a large purpose built shed to the side of the house with access to the front.

BER DETAILS

BER: C2

BER Number: 107397200

Energy Performance Rating: 184.05kWh/m²/yr

DIRECTIONS

Coming along the N11 from the city centre, turn left onto Kill Lane, take your next right hand turn onto Beech Park Road and take your second left turn in to a small cul de sac. The house is located on your left hand side.

VIEWING

By prior appointment through sole selling agent, Hunters Estate Agent, Foxrock. Ph: 01 289 7840. Email: info@hunterestateagent.ie

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FLOOR PLANS

Not to scale. For identification purposes only.



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