



38 Brighton Avenue, Brighton Road,
Foxrock, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER D1



For Sale by Private Treaty

Hunters Estate Agents are truly delighted to present to the market this very fine detached five bedroom home in this very desirable family location, but a leisurely stroll from Foxrock village.

38 Brighton Avenue is an exceptionally bright and well balanced property, extending to c. 217 sq.m /2,356 sq.ft plus an integral garage of 23 sq.m/248 sq.ft.

On arrival one is greeted by an attractive hall door with feature stained glass. A spacious drawing room, with feature bay window and marble fireplace lead, through double doors, to the dining room, which looks on to the private sunny south westerly facing rear garden.

Also off the hallway, is a good sized family room. A large light filled fully fitted kitchen has the benefit of a back door leading to the sunny rear garden. The utility room leads to the side. There is an adjoining garage space suitable for conversion and extending overhead subject to the necessary planning permission.

This property is within close proximity to the bijou eateries and shops in Foxrock village, Residents can enjoy the peace and tranquillity of Cabinteely Park. Sporting enthusiasts can avail of local amenities at Carrickmines Lawn Tennis Club, Leopardstown Racecourse, Foxrock Golf Club, Leopardstown Golf Centre, Park Celtic Soccer Club and Westwood Gym, with marine activities in nearby Dun Laoghaire.

Some of Dublin's finest primary and secondary schools and colleges are within easy reach including St Brigid's and Hollypark national schools, Loreto College Foxrock, Mount Anville, St. Andrews College, Willow Park and Blackrock College, to name but a few. University College Dublin is a short drive away. The development is also within a 2-minute walk of Carrickmines Luas stop and is within a short drive of the M50 and N11(QBC).

SPECIAL FEATURES

- » Detached family home extending to 217 sq.m /2,356 sq.ft (excl. the integral garage)
- » Rooms of generous proportion
- » Ample off street car parking
- » Large sunny south westerly facing private rear garden
- » Views of Dublin Mountains from first floor level
- » Gas fired central heating
- » Double glazed throughout
- » Burglar alarm





ACCOMMODATION

ENTRANCE HALL

4.88m (16') x 2m (6'6")

Attractive hall door with feature stained glass detail, double height ceiling, hardwood floor and digital alarm panel.

GUEST W.C

2.06m (6'9") x 1.27m (4'1")

White suite incorporating a pedestal wash hand basin and w.c. Tiled floor, partly tiled walls and extractor fan.

LIVING ROOM

5.74m (18'9") x 4.55m (14'11")

Marble fireplace with fitted gas fire, bay window, ceiling coving, recessed lighting, hardwood floor and t.v point. Double doors to:

DINING ROOM

3.96m (12'11") x 3.92m (12'0")

Hardwood floor, recessed lighting, double doors to patio and garden.

KITCHEN / BREAKFAST ROOM

6.54m (21'5") x 5.63m (18'5")

Range of fitted units, work top, stainless steel sink, oven, 4 ring gas hob with extractor fan over, integrated fridge freezer, plumbed for dishwasher, tiled splashback, recessed lighting, hardwood floor, bay window and t.v point.

UTILITY ROOM

2.5m (8'2") x 1.86m (6'1")

Range of fitted units, worktop, tiled splashback, stainless steel sink, provision for freezer, gas fired oiler, tiled floor and door to side.

FAMILY ROOM

3.77m (12'4") x 3.87m (12'8")

Range of fitted storage, hardwood floor, bay window, recessed lighting, t.v and phone point.

STAIRCASE TO FIRST FLOOR

LANDING

4.73m (15'6") x 2.12m (6'11")

Bright and spacious landing with pulldown stairs to attic. Recessed lighting.

MASTER/ BEDROOM 1

4.64m (15'2") x 4.55m (14'11")

Range of built in wardrobe, t.v and phone points, bay window, recessed lighting.

EN SUITE

2.54m (8'3") x 2.39m (7'10")

Bath with shower attachment over, separate tiled shower unit, w.c, pedestal wash hand basin with mirror and light over, fully tiled walls, tiled floor and recessed lighting.

BEDROOM 2

4.09m (13'5") x 3.09m (10'1")

Built in wardrobes and recessed lighting.

BEDROOM 3

3.62m (11'10") x 2.68m (8'9")

Built in wardrobes and recessed lighting.

BEDROOM 4

3.64m (11'11") x 3.6m (11'9")

Built in wardrobes, recessed lighting and phone point.

BEDROOM 5

3.8m (12'5") x 2.93m (9'7")

Built in wardrobes, recessed lighting and phone point.

SHOWER ROOM

2.58m (8'5") x 2.08m (6'9")

Step in tiled shower unit, w.c, pedestal wash hand basin with mirror and light over, fully tiled walls, tiled floor, recessed lighting and fitted full length mirror.



OUTSIDE

A truly outstanding feature of this very fine property is the secure and private gardens.

The front of the property is approached by a tarmacadam drive, affording off street parking for up to three cars and bordered by a lawn area with herbaceous borders.

The dual side passage leads to the , sunny south west facing rear garden boarded by a lawn and mature hedging, measuring approximately 22m x 16m (72'2" x 52'5"). The patio area may be accessed from both the Breakfast Room and Dining Room and benefits from sunshine throughout the day, providing an ideal setting for al fresco dining.

BER DETAILS

BER rating: D1

BER no: 105801138

Energy performance rating: 229.76 kWh/m²/yr

DIRECTIONS

Travelling from Foxrock Village, proceed down Brighton Road, shortly before the traffic lights, approaching Tullow Church on your left, Brighton Place is on the right hand side. Follow the road in past the green area on your right hand side and no. 38 is on your left.

VIEWING

By prior appointment through sole selling agent, Hunters Estate Agent, Foxrock.
Tel: 01 289 7840. Email: foxrock@huntersestateagent.ie



HUNTERS
ESTATE AGENT

T 01 289 7840

E foxrock@huntersestateagent.ie W www.huntersestateagent.ie

2 Brighton Road, Foxrock, Dublin 18

4 Castle Street, Dalkey, Co. Dublin

St. Martin's House, Waterloo Road, Dublin 4



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