

FOXROCK GROVE

NEW HOMES

O' Tom
Higgins
ESTATE AGENT

BER A2



FOXROCK GROVE

DUBLIN 18



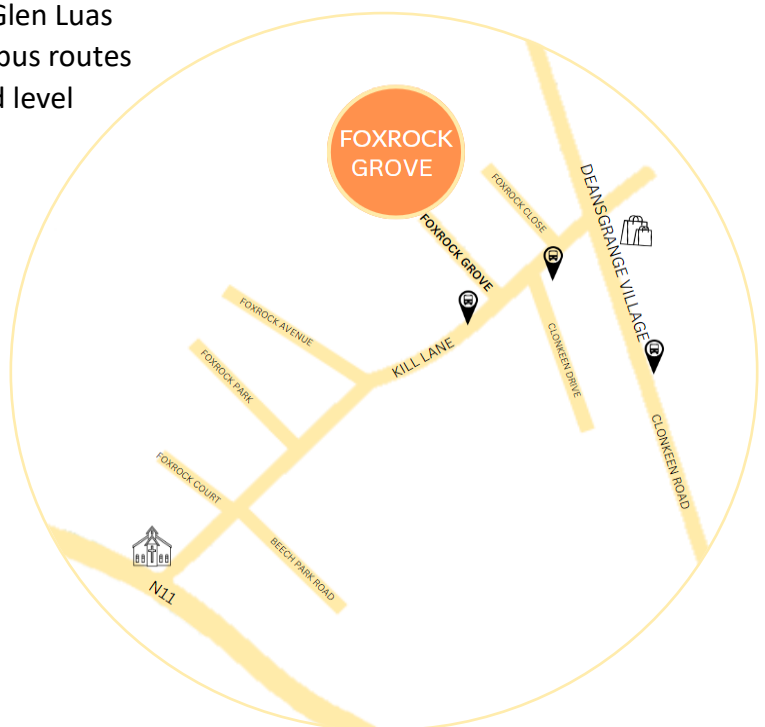
FOXROCK GROVE

DUBLIN 18

An exclusive new development of stylish contemporary homes in a mature residential neighbourhood adjacent to Deansgrange Village. Foxrock Grove is ideal for those seeking a quality A-rated home with a plethora of top-class amenities close by and excellent connectivity to Dublin city centre.

5,6 & 7 Foxrock Grove form a terrace of three attractive homes ranging in size from 112sqm to 120sqm. These spacious homes are designed to ensure they are flooded with natural light with an easterly orientation to the front and westerly to the rear with large windows and patio doors helping to illuminate the interior. Each house features a stylish kitchen complete with integrated appliances, three bedrooms (master ensuite) with fitted wardrobes, there are designated parking spaces and private rear gardens with patio area and synthetic lawns.

Foxrock Grove is conveniently situated just off Kill Lane. There are excellent transport links with easy access to the N11 and M50 road networks. Quality bus routes are a short stroll away with the 46a providing easy access to Dublin city and Dun Laoghaire town centre and the 84/84a bus route which links Brides Glen Luas with Blackrock Village and Dart station. Both bus routes service a host of primary, secondary and third level institutions.



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DUBLIN 18

LOCAL HIGHLIGHTS

- ⇒ Dun Laoghaire Town Centre | 12 Min Drive
- ⇒ Dunnes Stores Cornelscourt | 6 Min Drive
- ⇒ Dundrum Town Centre | 20 Min Drive
- ⇒ Blackrock Village | 15 Min Drive
- ⇒ Foxrock Golf Club | 8 Min Drive
- ⇒ Meadowvale Tennis Club | 5 Min Cycle
- ⇒ The Park Cabinteely | 7 Min Drive
- ⇒ Deansgrange Village | 5 Min Walk
- ⇒ 46a Bus Stop | 3 Min Walk

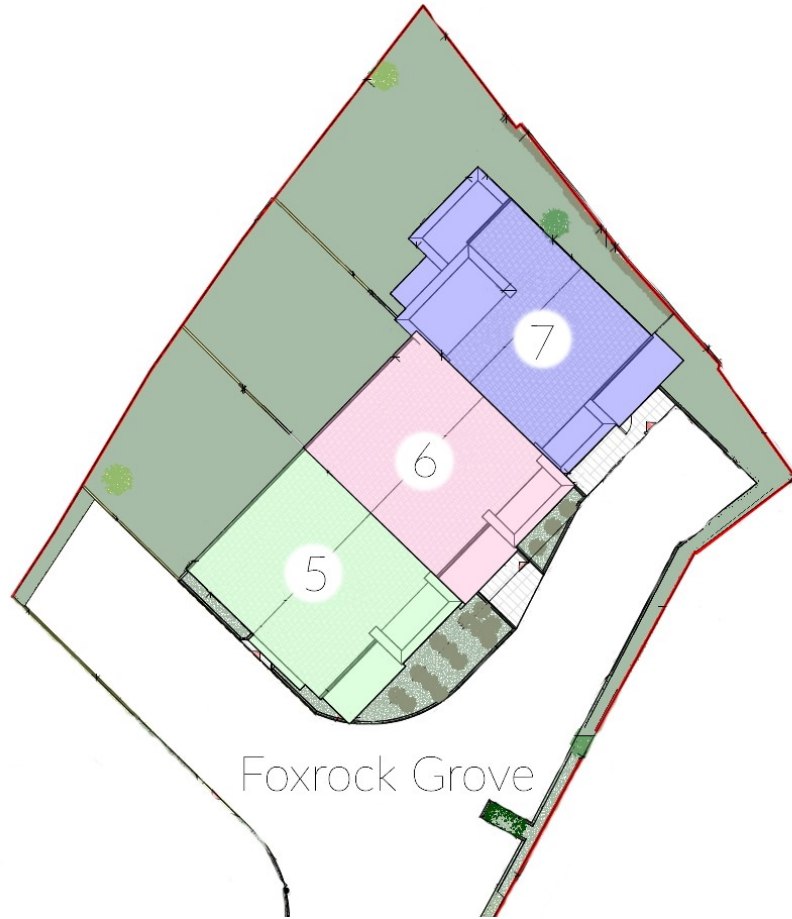
DEANSGRANGE VILLAGE | 5 Min walk

- ⇒ SuperValu
- ⇒ Lidl
- ⇒ Deansgrange Library
- ⇒ Bank of Ireland
- ⇒ FXBuckley craft butchers
- ⇒ Insomnia Coffee
- ⇒ Boots pharmacy

EDUCATION

- ⇒ Loreto College Foxrock | 14 Min Walk
- ⇒ St Patricks, Hollypark | 15 Min Walk
- ⇒ Saint Brigids Boys | 4 Min Drive
- ⇒ Kill O The Grange | 5 Min Walk
- ⇒ Clonkeen College | 6 Min Cycle
- ⇒ CBC Monkstown | 10 Min Cycle
- ⇒ Newpark School | 8 Min Cycle
- ⇒ IADT | 15 Min Walk





SITE PLAN



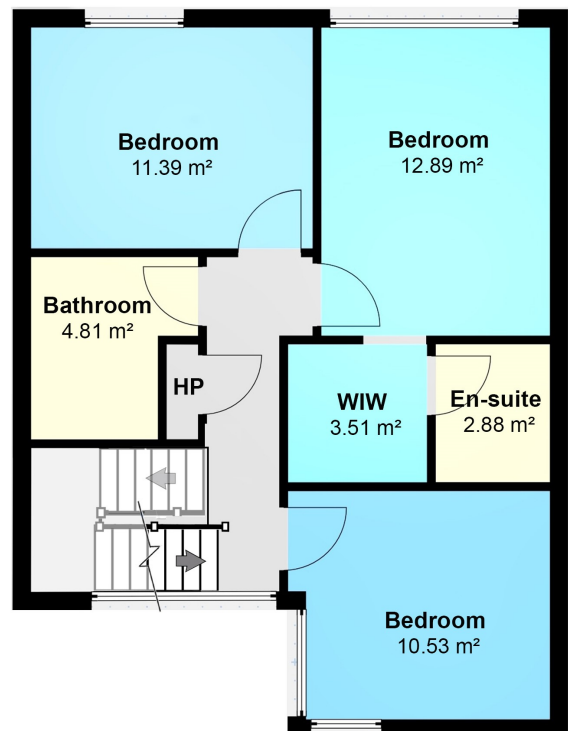
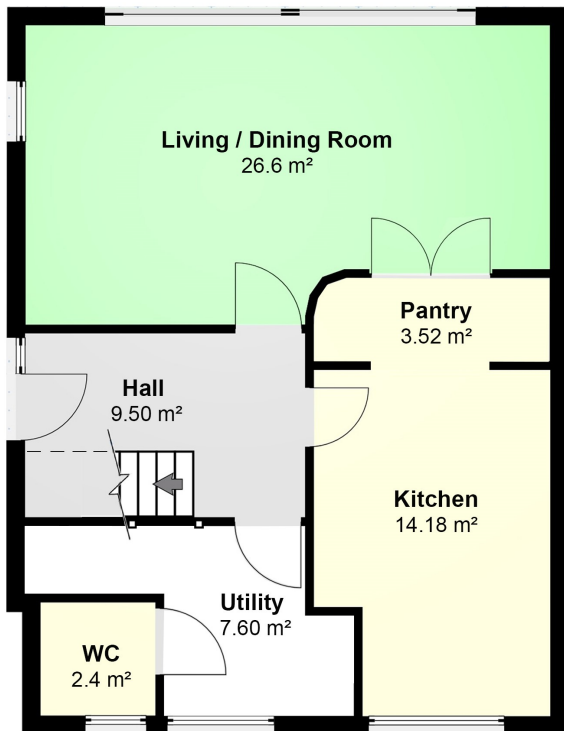
5 FOXROCK GROVE

3 BED END OF TERRACE

APPROX. 120 SQM

PRIVATE GARDEN APPROX. 60 SQM

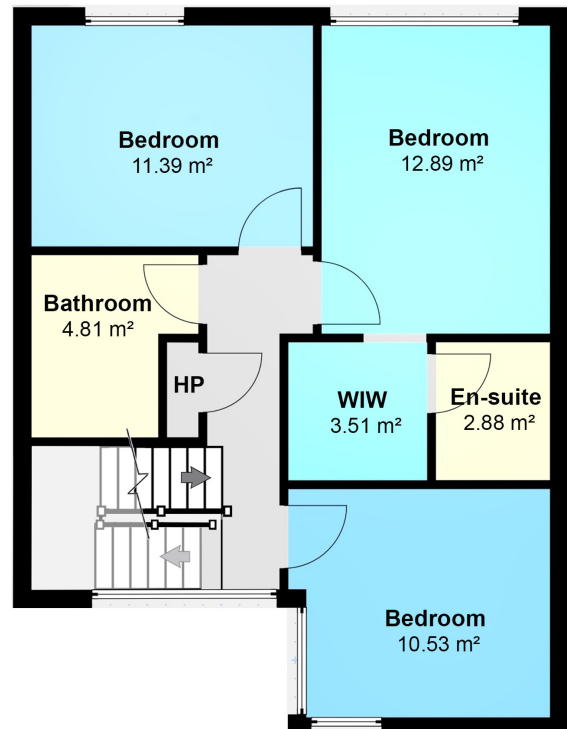
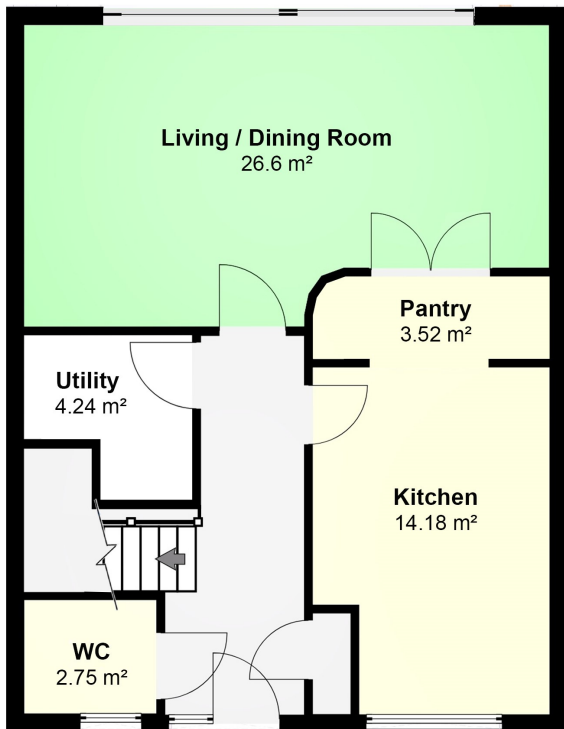
1 PARKING SPACE



For identification purposes only. Not to scale. Floorplans are indicative only and subject to change.

6 FOXROCK GROVE

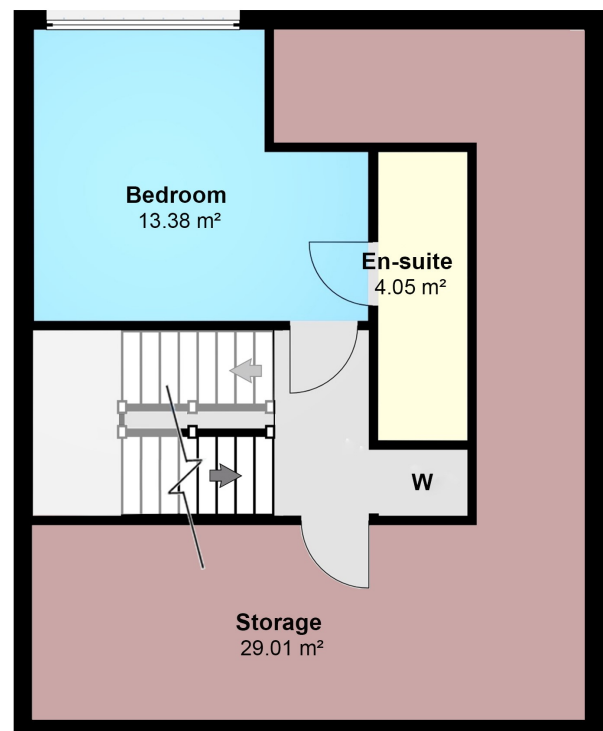
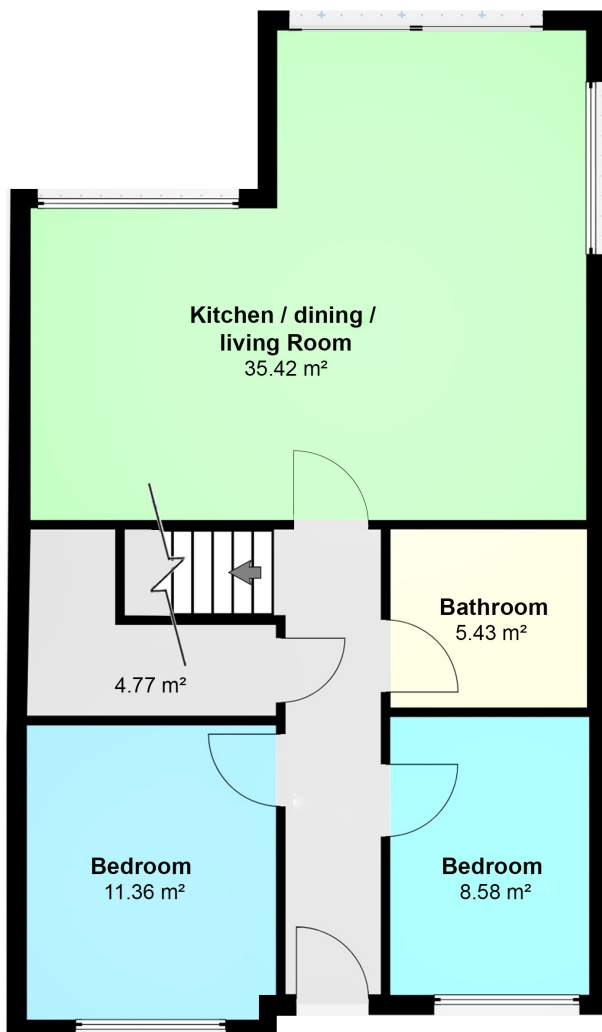
3 BED TERRACE
APPROX. 120 SQM
PRIVATE GARDEN APPROX. 60 SQM
1 PARKING SPACE



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7 FOXROCK GROVE

3 BED END OF TERRACE DORMER
APPROX. 112 SQM
PRIVATE GARDEN APPROX. 95 SQM
1 PARKING SPACE

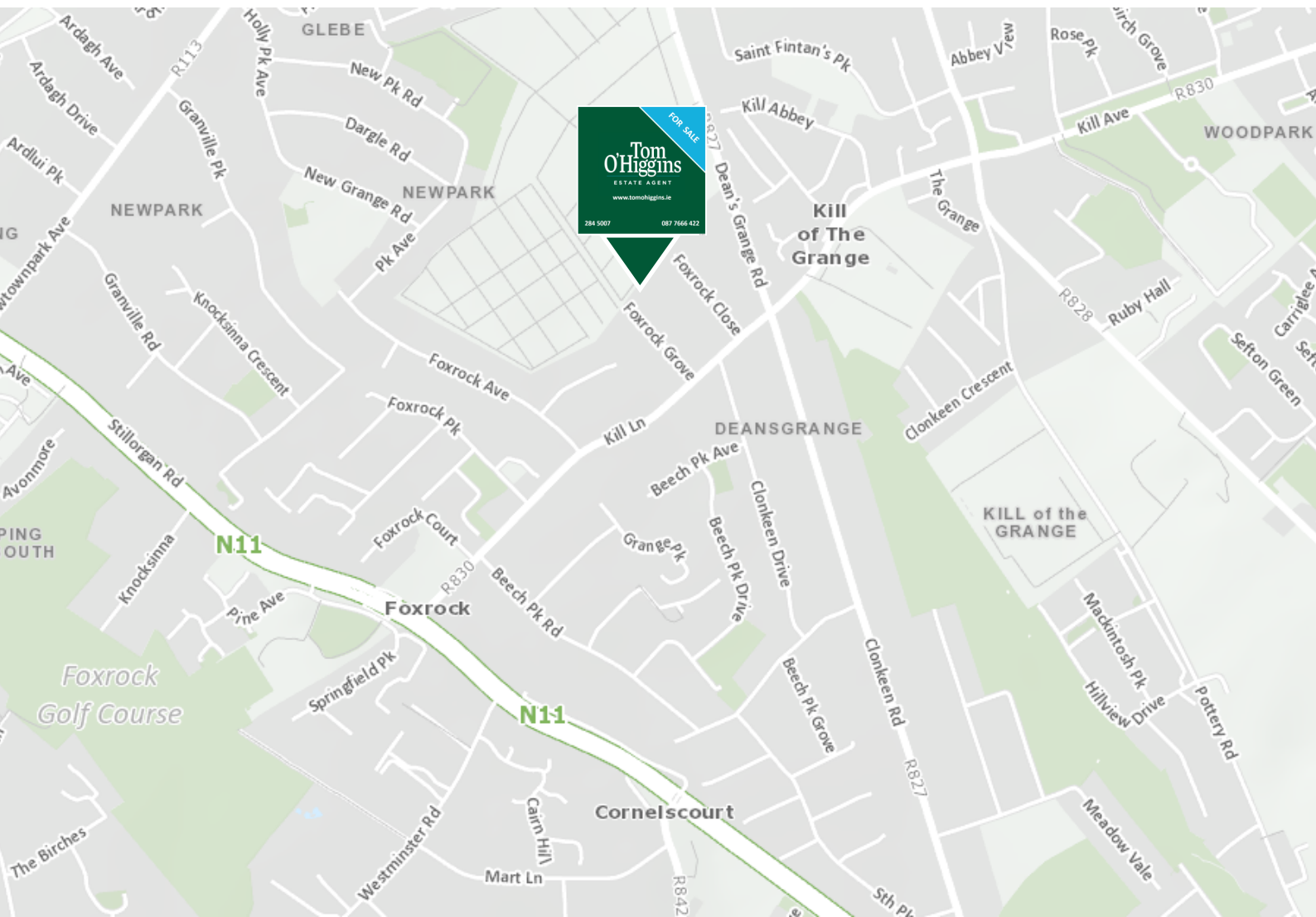


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SPECIFICATIONS & FEATURES

- ◇ High quality fitted kitchen with matte finish, stone countertops and tiled splashback.
- ◇ Appliances included – Oven, hob, extractor fan, fridge freezer, dishwasher, washing machine & tumble dryer.
- ◇ Stylish fitted wardrobes in each bedroom.
- ◇ Feature curved timber cladding (No. 5 & 6).
- ◇ Black Aluplast windows and external doors.
- ◇ Tiled w.c., bathroom and ensuite.
- ◇ Utility rooms with tiled floor and fitted cabinets.
- ◇ High efficiency Air source heat pump (Grant Aerona 6kW).
- ◇ Under floor heating (ground floor).
- ◇ Thermostatically controlled radiators to first floor.
- ◇ Heated towel rails in bathrooms and ensembles.
- ◇ Eircom fibre broadband connections.
- ◇ Westerly facing Private gardens with patio and synthetic grass, lighting and electric socket.
- ◇ Designated parking, wired for e-charging.
- ◇ Homebond structural guarantee.
- ◇ Building energy rating A2.
- ◇ Timber framed construction with contemporary brick façade.
- ◇ Added trusses at attic level to enable future conversion.
- ◇ Walls and ceiling painted throughout.





FOXROCK GROVE

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Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description, dimensions, floorplans and measurements. Maps and plans are not to scale and measurements are approximate.

SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE.