



70 Beech Park Road, Foxrock, Dublin 18, D18 P8X8

Beirne  
& Wise



## 70 Beech Park Road, Foxrock, Dublin 18, D18 P8X8

70 Beech Park Road is a fine family home ideally situated on a slightly elevated site on this mature tree-lined road off Kill Lane.

No. 70 has been extended over the years and now offers bright family-sized accommodation of 126sq.m/1,356sq.ft. approximately, as you enter the home, you are greeted by a warm and inviting atmosphere with generous rooms to include hall, living room, dining/family room and kitchen. Upstairs there are four double bedrooms and a family bathroom. There is access to the large attic which also offers the potential to be converted into additional living space, home/office or playroom.

One of the highlights of this property is the delightful gardens. To the front is a lawned garden with established flower borders and generous off street car parking leading to a detached garage. The mature rear garden is very private and enjoys a sunny south/westerly aspect perfect for young families and entertaining. This is an excellent home, offering huge potential to further extend if required and is sure to appeal buyers seeking a comfortable family sized property in one of Dublin's most sought after locations.

This well-established neighbourhood is close to both Foxrock and Deansgrange Villages and a choice of bus routes on the N11 will take you swiftly to UCD and the city centre. There is also a wide variety of local shopping available at Stillorgan, Cornelscourt and Beacon South Quarter Shopping Centres. There is an excellent choice of schools on your doorstep, Hollypark Boys and Girls school are within strolling distance, as is Loreto Girls Secondary School, Clonkeen College and Kill O the Grange Primary School. This area is also convenient for Monkstown CBC and Blackrock College.



### Features

- Large 38m South/west rear gardens
- Off street car parking
- Double glazed windows
- Four double bedrooms
- Potential to enlarge if desired
- Garage
- Gas heating system
- Two reception rooms

### View

Strictly by appointment with the selling agents Beirne & Wise,  
12a Carysfort Avenue, Blackrock, Dublin, T: 01 2880900





## Accommodation

### HALL

Stairs to first floor with large storage press under.

### GUEST W.C.

Wash hand basin and W.C. Window to the side aspect.

### LIVING ROOM

6.54m x 4.10m

Feature fireplace with gas inset fire and marble surround. Two windows to the front aspect.

### FAMILY/DINING ROOM

6.54m x 3.32m

Sliding patio doors to the garden.

### KITCHEN

2.64m x 3.20m

Fitted with a range or wall and base units with worksurfaces over. Sink unit, electric double oven, hob and extractor. Plumbing for dishwasher. Windows to the side and rear aspect. Door to garden. Underfloor heating.

### FIRST FLOOR LANDING

Spacious landing with access to the attic via pull down ladder. Hot press.

### BEDROOM 1

3.04m x 4.14m

Window to the front aspect. Fitted wardrobes.

### BEDROOM 2

3.46m x 4.14m

Window to the front aspect. Fitted wardrobes.

### BEDROOM 3

3.43m x 2.66m

Window to the rear aspect. Fitted wardrobes.

### BEDROOM 4

3.06m x 3.35m

Window to the rear aspect. Fitted wardrobes.

### BATHROOM

Refitted suite to include jacuzzi bath, W.C., vanity wash hand basin and separate step-in shower cubicle. Window to the side aspect.

### OUTSIDE

To the front is a lawned garden with established hedging to the boundaries. Mature shrubs and flower borders. Ample off street car parking. Side pedestrian access leads to the private south westerly rear garden approximately 38M in length, mainly laid to lawn with mature trees and shrubs. Large terrace. Boiler house with gas boiler serving the heating system.



**GARAGE**  
2.54m x 4.80m  
Double doors to the front, plumbing for a washing machine.

**B E R**  
BER No. 116566241  
Output 289.38 kWh/m<sup>2</sup>/yr







