

RUSHEEN, WESTMINSTER ROAD

Foxrock, Dublin 18

FOR SALE



RUSHEEN

Rusheen is a charming detached residence situated on beautifully maintained grounds of approx. 0.62 acres with the benefit of a tennis court, discreetly located on Westminster Road just a stone's throw from Foxrock Village.

Offering significant scope as a family home, Rusheen benefits from full planning permission to be substantially re-built / extended to a state of the art, luxurious family home of approx. 521 sq. m / 5,600 sq. ft. (planning ref: D21A/0908) as required.









ACCOMMODATION

Presently, the well-proportioned accommodation extends to approx. 319 sq. m / 3,433 sq. ft. and comprises an entrance hall opening to the left into a study, which in turn opens through to the formal dining room overlooking the back garden. Adjacent is the kitchen / breakfast room fitted with wall and floor mounted pine units, marble worktop and terracotta floor. Off the kitchen is a well-appointed Norman Pratt cedar wood conservatory opening onto the southerly facing garden. The newer wing of the house provides for a spacious inner hallway, a formal drawing room with bow window overlooking the garden and a living / TV room.

There are two separate bedroom wings on the first floor. One accessed from the original part of the house and the second from the newer wing. The original side has two double bedrooms with a separate shower room and WC. The newer wing has three double bedrooms with a family bathroom. The main bedroom is dual aspect with an en-suite bathroom.







GARDENS

The gardens are a very special feature of this delightful property extending to approximately 0.62 acres. They provide shade and privacy with a distinctive Arbutus tree to the front carefully screening the house from the main road.

Electric gates open to a gravelled driveway with double detached garage and parking for several cars. The rear garden opens out to a magnificent informal, private country style garden. An irregular gravelled path meanders purposefully to reveal the tennis court discreetly tucked away to the back of the garden. Closer to the house a path with crazy paving skirts around the house to the side entrance and garage. The garden is exceptionally well stocked with mature Pine, Beech, Birch, Larch, Yew, Cherry & Holly trees, specimen shrubs and flowers.







LOCATION



Rusheen is within walking distance of Foxrock Village. This charming Village has a selection of popular eateries, restaurants and specialist food shops serving this upmarket suburb. For more extensive shopping facilities Dunnes Stores at Cornelscourt and the Park Retail Centre are closeby.

Foxrock Golf Club is a short distance away as is the driving range at Leopardstown Golf Club and Carrickmines Croquet and Lawn Tennis Club. An excellent selection of schools are nearby such as Hollypark Boys and Girls

National School, St. Brigid's Boys and Girls National School and many of South County Dublin's Secondary Schools to include Blackrock College, Mount Anville, Loreto Foxrock and St. Andrew's College are just a short commute away. Cabinteely Park with its 96 acres of parkland and large children's playground is also nearby.

Located close to the LUAS stop at Sandyford with access to the M50 via Exit 15. The QBC route running along the N11 provides a swift and easy commute to and from the city centre.

LOCATION MAP

Click below to view the location map for Rusheen, Westminister





PROPERTY DETAILS

FEATURES

- Full planning permission for approx. 521 sq. m / 5,600 sq. ft. home
- [Dun Laoghaire Rathdown planning ref. D21A/0908](#)
- Approx. 0.62 acre garden
- Southerly facing garden
- Electric security gates
- Off street parking and garage



SIZE

319 sq. m / 3,433 sq. ft. Approx.

BER

BER: F | BER No: 109872499 | Energy Performance Indicator: 419.76 kWh/m²/yr

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

CONTACT



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THINKING OF SELLING?

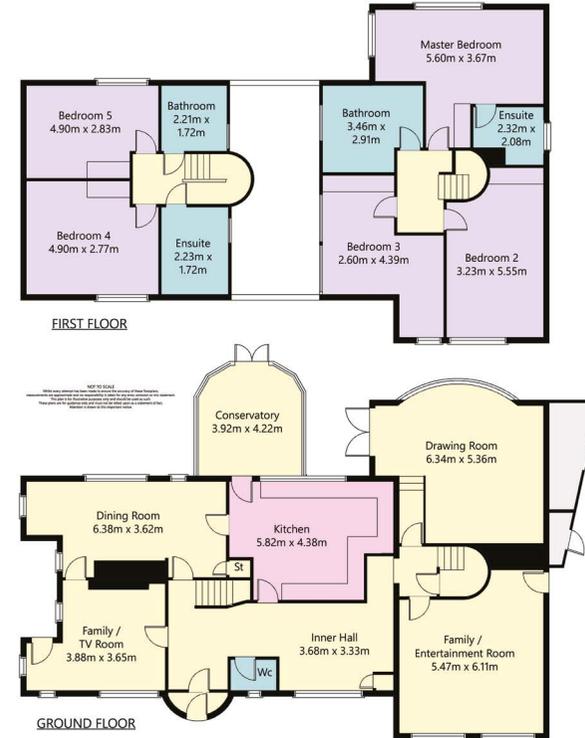
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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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