



TRESILIAN
FOX ROCK

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11 Tresilian, Brighton Rd, Foxrock, Dublin 18

FANTASTIC OPPORTUNITY TO ACQUIRE A FIVE BEDROOM
FAMILY RESIDENCE IN A LOCATION OF DISTINCTION

Special Features

- Exquisite Family residence off Brighton Road, Foxrock
- Approx 271.5 sqm / 2,925 sq. ft.
- Superb open plan kitchen with dining area
- Large conservatory / garden room
- Private south westerly rear garden
- Three reception rooms
- Five bedrooms
- Large drive way and secure garage



11 Tresilian is an exquisite family residence in an address of distinction. Located off the Brighton Road in leafy Foxrock, 11 Tresilian sits in a highly sought after location that rarely graces the property market, within short walking distance to Foxrock Village and its amenities.



This fine, detached, five bedroom home offers superb and spacious, well presented accommodation over two expertly planned floors that will emphasise a balanced tone of comfort and functionality to any busy family. Beautifully apportioned rooms throughout the interior are flooded with natural light from extensive windows while the exterior enjoys the pleasant advantage of a double size conservatory / sun room to the rear within a refreshing south westerly rear garden aspect.

APPROACHED VIA A COVERED porch from a large front drive way with ample parking, the main entrance opens out into a central entrance hall interconnecting the various rooms on the ground floor. There are two front reception rooms on either side of the entrance, the left with a feature cassette fire place with marble surround and an entertainment area. A formal dining room to the rear, leads out into a conservatory / sun room through double glass sliding doors which in turn allow guests bright and enjoyable views.

A large, rear, open plan kitchen is also lit up by the favorable garden aspect and its outlook and has its own double sliding doors to access to the sun room. A kitchen island with breakfast stool bar and a secondary, separate dining area as well as granite work tops make this a smart and welcoming, heart of the home. From the kitchen, there is a second front entrance with porch, access to a fully fitted utility / pantry room with installed storage and space for laundry appliances and further access to the garden and garage.

The conservatory / sun room is breathtakingly bright and splendid in size with two seating areas and a dining area overlooking a partly paved, lawned and landscaped rear garden.

The first floor features five bedrooms, a master en suite, hot press and family bathroom. Three of the bedrooms are very well apportioned doubles and two could be used as small doubles or spacious singles. Generous built in wardrobe space is seen throughout the bedrooms as well as bright airy accommodation.









Entrance Hall

Stained glass panels on either side of front door allow light into the area, wood flooring, pendant chandelier style light fitting, radiator to rear.



Front Reception Room

Accessed through glass panelled double doors, feature cassette fire place with marble surround, large window to front overlooking front lawn, second window to left, wood flooring, pendant chandelier style light fitting.



Formal Dining Room

Sliding glass double doors leading into conservatory / sun room allowing natural light, carpet to floor, neutral wall paper, pendant chandelier style light fitting, radiator to right.



Kitchen and Breakfast Area

Sliding glass double doors leading into conservatory / sun room allowing natural light and window to rear with garden outlook. Matching wood style wall and base units with black granite counter tops, matching granite splash backs and window sills on rear and left. Recessed stainless steel sink and draining area to rear with thermostatic taps. Matching kitchen island with wood style base storage and granite work top with breakfast bar area and room for stools. Integrated Kitchen Vision television, Neff microwave, Siemens dishwasher, two integrated Neff single ovens, Gaggenau electric hob, separate grill and extractor, Amana American style free standing double door fridge freezer. Wood flooring, three spot light fittings, access to utility room and garage to right and separate access through porch / cloak room area to front. Further breakfast / dining area to left. Radiator to front.



Porch / Boot Room

Tiled floor, pendant light fitting, glass panelled external door, coat hooks attached to wall.

Conservatory / Sun Room

Fantastic open plan space over looking garden with double glazed windows to front and sides as well as roof. Sliding double doors leading out onto garden, two seating areas, one dining area, tiled floor, three radiators, two to front and one to rear.

Family Reception Room

Wood flooring, fitted down lighter, two large windows to front, radiator to rear, alarm panel.

Stairs and First Floor Landing

Carpet to floor, wood balustrade, window to right on return, two pendant light fittings, attic access.

Utility / Pantry Room

Tiled floors and partial walls. High gloss storage attached to wall, wood style work top with recessed stainless steel sink and draining area, thermostatic taps and under counter wine storage. Under counter Siemens dryer, Bosch washing machine, Beko Freezer. Spot light fitting, radiator to rear. Access to garden from rear and to garage from right.



Master Bedroom

Eight doors of recessed wardrobe space to left with four mirrored doors, large window to rear overlooking garden, carpet to floor, pendant lighting, radiator to front.



En suite

Tiled floors and walls, wash hand basin, with storage installed beneath and mirrored storage above, window and towel heater to rear. WC and bidet to right, bath to front and bath screen, stainless steel bath taps and thermostatic mixer tap to pump shower, attached accessories.





Main Bathroom

Window and towel heater to front, tiled floors and walls, recessed wash hand basin with storage beneath and to either side, mirror above and two uplighters to either side. Large corner shower with screen and thermostatic pumped taps, WC to right, attached accessories

Bedroom 2

Six doors of recessed wardrobe space to left, large fitted dresser with shelving and further storage to front, large window to rear overlooking garden, pendant lighting.

Bedroom 3

Three full doors of wardrobe space and eight further doors of raised above bed storage, window to front, carpet to floor, pendant lighting, radiator to left.

Bedroom 4

Three doors of wardrobe space to rear, window to front, carpet to floor, pendant lighting radiator to left.

Bedroom 5

8 doors of recessed wardrobe space to rear, window to front, carpet to floor, pendant lighting radiator to left.

Hot press

Ample L shaped shelving for linen storage.



Floor Plans

GROUND FLOOR

Ground Floor (m2)	
Entrance Hall	2.5
Living Room	26.7
Study	21
Bathroom	2.7
Kitchen/Dining	35.5
Dining	19
Conservatory	35
Garage	16.2
Store	3.5
Utility Room	10.4
Side Entrance	2.8
Total Area (m2)	175.3
Total Area (sq/f)	1887



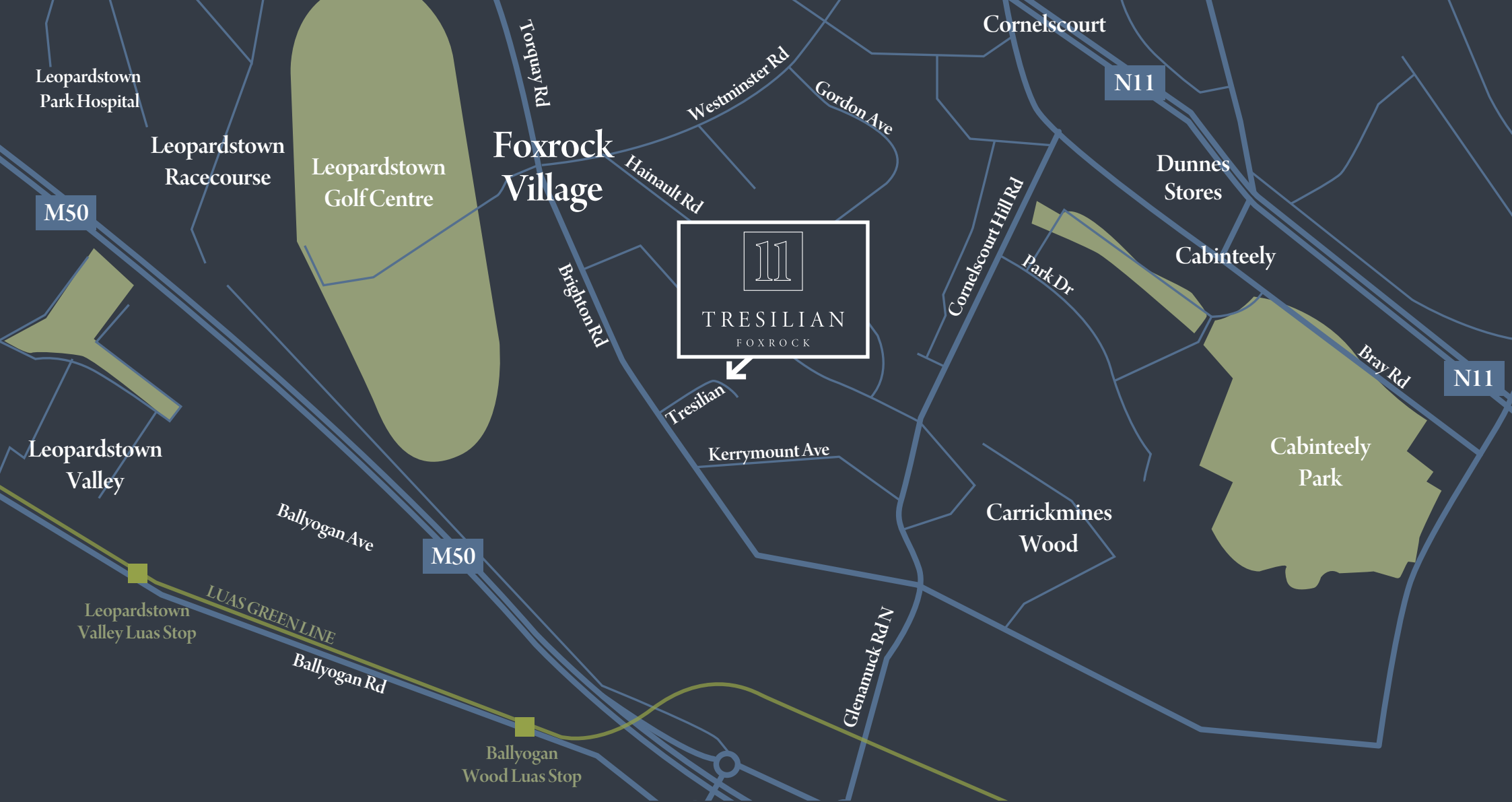
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FIRST FLOOR

First Floor(m2)	
Master Bedroom	24.5
Bedroom 2	19.1
Bedroom 3	13
Bedroom 4	9.3
Bedroom 5	8.9
Ensuite	10
Bathroom	5.8
Landing	3.6
Storage	2.2
Total Area (m2)	96.4
Total Area (sq/f)	1038



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Location

There are a wonderful range of fine eateries, speciality shops, and boutiques along with a number of reputable pre-schools, primary and secondary schools also within close proximity of Foxrock Village. Carrickmines and Foxrock Golf Clubs, Cabinteely park,

Carrickmines Tennis Club, Leopardstown Racecourse together with Westwood Health and Fitness Centre are just a short drive away. Excellent transport facilities are within easy reach including the LUAS, N11 and M50.

Viewings

By private appointment

Joint Agents



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