



14 Foxrock Crescent
Foxrock, Dublin 18

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INTERNATIONAL REALTY



14 Foxrock Crescent, Foxrock, Dublin 18

Features

- Short walk to some of south Dublin's finest schools to include Blackrock College and St. Andrews College
- Magnificent extended detached family home
- Large 10 foot ceilings throughout.
- Very well-proportioned accommodation extending to approx. 247sq. meters (2659sq. ft)
- In excellent condition throughout
- Most impressive open plan kitchen/dining area.
- Sunny private front and rear garden, with feature bar.
- Fitted carpets, blinds and integrated kitchen appliances are included in the sale.
- Large 6 foot walls surround the house for added privacy.
- Gated electrical vehicular driveway to the front with excellent off-street parking for multiple cars
- Top class cul de sac location within a prestigious neighborhood close to all amenities and public transport
- Double glazing throughout
- High Resolution 360° security camera system & fitted monitor alarm with sensors on all windows.
- Large site with further scope to extend (subject to P/P)
- Gas fired central heating

14 Foxrock Crescent is superbly positioned at the end of a cul de sac in this ever popular mature and established development of Foxrock Crescent. No. 14 is a detached, extended and modernised family home in excellent condition throughout, with the benefit of a delightful private rear garden and gated front garden. This stunning family home has been thoughtfully upgraded and extended to offer exceptional living space (approx. 247 sq.m/ 2659sq. ft.).

On entering you are greeted by a welcoming double-height entrance hallway with w.c, that leads to a charming dual aspect living/ dining room with double doors to the rear garden. To the front is a most impressive open plan kitchen and dining area which is the heart of the home. To the rear is an impressive utility room with ample storage and another living area perfect for a playroom. Upstairs there are four great sized bedrooms, two with en-suites.

Outside, the property continues to impress. The rear garden is a haven of privacy and is beautifully landscaped with a sunny sheltered patio area perfect for al fresco dining. The garden is further enhanced by a large raised deck which catches the early morning sun with an outside bar & small water feature. To the front the property is surrounded by a high 6 foot red brick wall with pedestrian and vehicular access leading to a very private south west facing garden which is laid out in cobble lock and raised beds with an abundance of mature shrubs, trees and plants suitable for outdoor dining and excellent outdoor lighting and water feature.

Foxrock is renowned for its leafy charm, excellent amenities and family friendly community. 14 Foxrock Crescent is ideally positioned close to a host of prestigious schools including Loreto College Foxrock, Holly Park, The Lycée Français International and Saint Brigid's Boys and Girls National school. Blackrock College, St Michael's College Mount Annville and Saint Andrews College are all within easy reach, making this location particularly appealing to families. A pedestrian walkway through Foxrock Park allows for a safe walk to Hollypark school & onto the neighboring Blackrock. For leisure, the area is home to numerous parks, golf clubs and sports facilities while the charming village of Foxrock offers boutique shops, cafes and restaurants. The house sits opposite an adjacent large green. The bustling towns of Blackrock and Stillorgan are just a short drive away providing additional retail and dining options. Commuters will appreciate the excellent transport links. The N11 and the M50 are easily accessible, connecting to the city centre, Dublin Airport and beyond. Public transport includes the Quality Bus Corridor while the nearby Dart station at Blackrock provides further connectivity. The Luas is also available at Sandyford, making access to the city center extremely convenient.



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Accommodation

Entrance Porch: 1.14m x 2m (3'9" x 6'7") with marble floor, glazed front door with side panels on either side

Entrance Porch: 6.9m x 1.9m (22'8" x 6'3") with marble floor and floating maple staircase, atrium ceiling and Velux roof light, double height space, glazed French doors leading through to

Living Room: 4m x 5.3m (13'1" x 17'5") with window overlooking front, ceiling coving, recessed downlighting, maple floor, beautiful fireplace, Indian sandstone, inset wall mounted television with timber surround, square archway through to

Dining Room: 3.3m x 3.9m (10'10" x 12'10") with maple flooring, ceiling coving, French doors out to the rear garden, door to hallway

Guest W.C.: 2.24m x 2m (7'4" x 6'7") with marble floor, oversized wall mounted whb with antique style fittings, wall mounted mirror with overhead lighting, frosted window to the rear, plantation shutters, concealed cistern, wc, heated towel rail, recessed downlighting

Utility Room: 5.1m x 3.3m (16'9" x 10'10") with tiled floor, excellent range of built in shelves, cupboards, work spaces, ideal logic boiler, window to the rear, large hot press plumbed for washing machine and under counter fridge freezers, ss sink unit, tiled splash back, built in wine rack, door to rear garden

Family Room: 3.3m x 5.2m (10'10" x 17'1") with vaulted ceiling, recessed downlighting, window to rear, French doors to rear, two corner windows, maple floor, limestone fireplace with limestone raised hearth and gas fire insert, television point, four Velux windows, from the inner hallway, there is a door out to the side

Kitchen/Dining/Living: 8.5m x 5m (27'11" x 16'5") the kitchen is extremely well fitted with floor and eye level units, feature island, marble floor with marble work surfaces and upstand, Electrolux double oven, built in wine rack, four ring induction hob with concealed stainless steel hood/extractor fan, integrated Miele dishwasher, sink, Qooker tap, French doors out to front, vaulted ceiling in the kitchen area with three Velux roof lights, in the dining/living area there are two feature bay windows, feature fireplace with raised marble hearth and marble surround with gas fire inset

Staircase: Feature solid wood staircase with glass paneling with inbuilt recessed spot lighting.

Atrium Landing: 6m x 2.8m (19'8" x 9'2") with vaulted ceiling, motorized Velux roof lights, maple floor, hatch to attic with pull down Stira ladder, attic is floored

Bedroom 1: 3.9m x 3.8m (12'10" x 12'6") to the front, with laminate floor, very good range of built in wardrobes

Bedroom 2: 3.2m x 4.2m (10'6" x 13'9") to the rear, with recessed downlighting, very good range of built in wardrobes,

laminate floor, door to

Ensuite Bathroom: with tiled floor, tiled walls, fully tiled step in Mira Elite electric shower, whb, wc, medicine cabinet, frosted window to the side

Bedroom 3: 2.8m x 2.8m (9'2" x 9'2") with laminate floor, good range of built in wardrobes

Family Bathroom: with fully tiled floors and walls, bath with telephone attachment over, wc, pedestal whb, fully tiled step in shower, recessed downlighting, frosted window to the rear

Principle Bedroom: 6.1m x 5m (20' x 16'5") with pine tongue and groove flooring, excellent range of built in wardrobes, television point, recessed downlighting, door to ensuite bathroom with the added benefits of 4 windows getting dual aspect light

Ensuite Bathroom: with tiled floor, wc, dual undermounted sinks with marble vanity top and excellent storage underneath, wall mounted mirrors with excellent lighting, opaque window to the rear, recessed downlighting, fully tiled step in shower

BER Information

BER: B3. BER No: 118174804.

EPI: 142.47 kWh/m²/yr.

Eircode

D18 H2Y1





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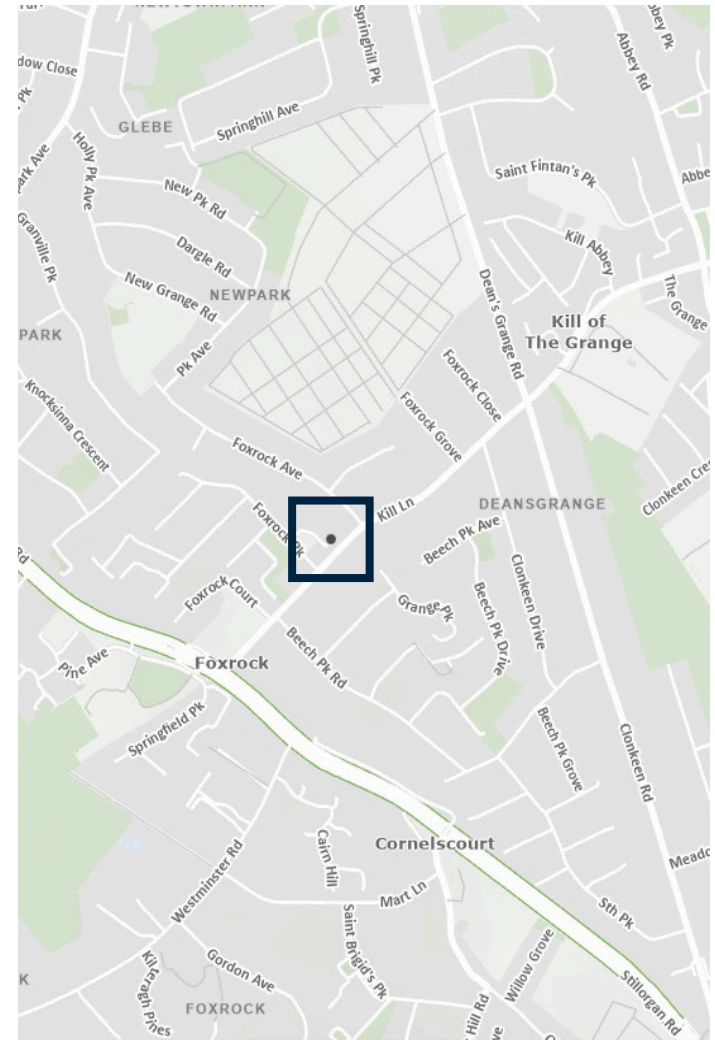
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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