

A photograph of a two-story brick house with a tiled roof, surrounded by lush greenery and a paved driveway. The house has a dark brown door and white window frames. The driveway is made of reddish-brown bricks and leads to the front of the house. There are several trees and bushes in the garden, and a large tree on the left side of the house. The sky is blue with some clouds.

**24 Brighton Hall,
Brighton Road, Foxrock, Dublin 18.**



24 Brighton Hall, Brighton Road, Foxrock, Dublin 18.

For Sale by Private Treaty

A wonderfully presented, double fronted, detached redbrick, family home situated in this exclusive enclave located just off Brighton road and within a short stroll of Foxrock Village.

Description

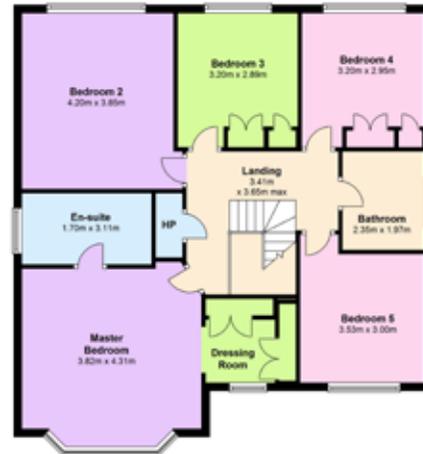
Ganly Walters are delighted to present No. 24 Brighton Hall to the market. Built in the late 1980's to an excellent standard, the property has been well maintained by its current owners to this day. Ideally positioned in a mature cul-de-sac setting, forming part of this boutique community of 25 family homes nestled discretely away just off Brighton Road in the much sought after suburb of Foxrock.

Approached by a gently sloping tree lined drive, this premier development is bordered by well stocked communal gardens, expansive greens and illuminated by night by charming single light cast iron Victorian street lamps. The property which stands an impressive 201 sq.m / 2164 sq.ft (approx.) offers generous room proportions while providing a perfectly flowing accommodation throughout. Encompassing family living at its best, this magnificent five bedroom property briefly comprises entrance hall with guest w/c, a bay windowed living room with feature open fireplace, interconnecting dining room with access to a large south facing conservatory which opens out to a beautifully landscaped rear garden. A spacious kitchen/breakfast room comes complete with a white high shine kitchen, equipped with integrated appliances and a separate utility off with side access and a fine sized family room or study completes the ground floor accommodation. Upstairs, a generous landing provides access to the five double bedrooms and family bathroom. The bright bay windowed master bedroom is spacious with a large en-suite and features a walk in dressing area with extensive fitted wardrobes and a family bathroom completes the upstairs accommodation. Additionally, a Stira pull down stairs goes up to the attic space, which would easily convert to accommodate additional rooms due to the nature of its cut timber roof construction with increased head height, as opted for by many of the neighbouring properties.

Outside, the sunny south facing rear garden has been cleverly designed incorporating a flagstone patio area and manicured lawn with border flower beds, providing manageable gardening experiences with low maintenance in mind. To the front of the property a landscaped garden with mature trees and shrubs borders the cobble lock drive which provides off street parking for two cars.



Reception Room/ Living and Circulation Areas
 Kitchen
 Bathroom
 Bedrooms
 Storage



Location

The property is located just off Brighton Road and is close to all local amenities. Brighton Hall is just a short stroll to the Village of Foxrock with an array of cafés, boutiques and fine eateries. Furthermore, Cornelscourt shopping centre and The Park Carrickmines Retail outlet are conveniently located a short distance away as is Dundrum Town Centre. The N11, QBC, LUAS and M50 provide excellent transport links to the city centre and beyond. Several of Dublin's premier schools are located nearby to include St. Brigids National School, Holly Park and Loreto Foxrock are close by and Cabinteely Park with its 45 hectares of leisurely strolls and children's playground is an approximate ten minute walk away.

Features

- Light filled accommodation
- Double Glazing
- Gas Fired Central Heating
- Large Utility / Cloak room
- Generous proportions
- Security Alarm
- Professionally designed Gardens
- Off Street Parking
- Private Communal Green

Accommodation

Approx. 201 sq ft (2,164 sq m)

Entrance Hall	Laminate wood flooring * Ceiling Coving * Dado Rails * Recessed Lighting *
Living Room	Bay Window * Window Seat * Ceiling Coving * Ornate Fire Place with Marble Harte* Double Doors to Dining Room *
Dining Room	Patio Door to Conservatory * Tiled Floor * Door to Kitchen/ Breakfast room *
Family Room	Laminate Wood Flooring*
Kitchen/ Breakfast Room	High Shine Kitchen* Extensive Wall & Floor Units * Tiled Floor * Tiled Backsplash * Integrated Hob & Extractor Fan * Oven * Stainless Steel Sink * Spot Lighting *
Conservatory	Fully Tiled
Guest w/c	W/C * WHB *
Master Bedroom	Large Ensuite Double Bedroom * Bay Window * Walk in Dressing Room * Extensive Built in Wardrobes *
Ensuite	Part Tiled * WC * WHB * Bath with Power Shower *
Bedroom 2	Built in Wardrobes * Integrated Shelving * Laminate Flooring *
Bedroom 3	Built in Wardrobes * Laminate Flooring *
Bedroom 4	Built in Wardrobes * Laminate Flooring *
Bedroom 5	Laminate Flooring *
Bathroom	Part Tiled * Bath with Overhead Power Shower * WC * WHB * Recessed Lighting *
Utility Room	Wall & Floor Units * Sink* Washer Dryer * Side Access*

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Important Notice

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24 Brighton Hall

Directions

Traveling from Foxrock Village drive along Brighton Road until you pass the turning on the left for Kerry Mount Avenue. Continue on for 200 meters and as the road sweeps around to the left take the first right turn after Dunboy on the right side of the road into Brighton Hall. Follow the road and stay to your left passing the green and arriving at 24 Brighton Hall.

Viewing

Strictly by Appointment

BER Rating

BER D1

BER No: 108731936

EPI: 242.93 kWh/m²/yr

