



23 Brighton Place, Brighton Road,  
Foxrock, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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BER C3









# For Sale by Private Treaty

Hunters Estate Agent is delighted to bring to the market this superbly presented detached four-bedroom family home in this much sought-after development.

23 Brighton Place is ideally positioned within a quiet cul de setting overlooking an open green to the front. The accommodation extends to c. 220 sq.m /2,368 sq.ft (to include an attic conversion).

Upon entering the property, you are greeted by a welcoming reception hall. To the right lies a spacious drawing room with feature bay window and marble fireplace, double doors lead into the dining room, A large light filled McNally designed family kitchen, fitted to the highest specification with gas AGA, separate utility room and family room overlooks the landscaped rear garden. A separate study and guest w.c. completes accommodation at this level. On the first floor there are four well-proportioned bedrooms (master ensuite with walk-in wardrobe), family bathroom and also benefits from an attic conversion.

The property is approached by a driveway to the front, providing ample off-street parking, a lawn and well stocked borders. Dual side entrances lead to the most appealing sunny landscaped rear garden comprising of an Indian sandstone circular patio, water feature, a lawn, outside lighting and mature planting offers a high degree of privacy.

Brighton Place is within close proximity to the bijou eateries and shops in Foxrock and Cabinteely villages. Residents can enjoy the peace and tranquillity of Cabinteely Park. Sporting enthusiasts can avail of local amenities at Carrickmines Lawn Tennis Club, Leopardstown Racecourse and Golf Centre, Foxrock Golf Club, numerous football, GAA and Rugby Clubs. Westwood Gym is also close by, with marine activities available in nearby Dun Laoghaire.

Some of Dublin's finest primary and secondary schools and colleges are within easy reach including St Brigid's and

Hollypark national schools, Loreto College Foxrock, Mount Anville, St. Andrews College, Willow Park and Blackrock College, to name but a few. University College Dublin is a short drive away.

Excellent transport links are also easily accessible including the LUAS at Carrickmines, various Dublin Bus routes, M50 and N11 (QBC).

Viewing is highly recommended

## SPECIAL FEATURES

- » Excellently presented detached family home
- » Extending to c. 220 sq.m /2,368 sq.ft (to include an attic conversion).
- » Superbly appointed bright and spacious accommodation
- » Ample off-street parking
- » Sunny private landscaped rear garden
- » Most appealing setting in a cul de sac overlooking an open green
- » Hardwood flooring
- » Gas fired central heating
- » Double glazed throughout
- » Fitted security alarm system
- » Conveniently located close to Foxrock and Cabinteely villages and amenities
- » Excellent transport links including LUAS, M50, N11(QBC)

# ACCOMMODATION

## ENTRANCE HALL

4.92m x 1.43m (16'1" x 4'7")  
Hardwood floor, ceiling coving, part panelled walls, recessed lighting and telephone point.

## GUEST W.C

1.74m x .80m (5'7" x 2'6")  
W.c, pedestal wash hand basin, tiled splashback, extractor fan and hardwood floor.

## CLOAKROOM

Hanging rail, digital alarm panel and tiled floor.

## LIVING ROOM

5.09m x 3.53m (16'7" x 11'6")  
Marble fireplace with cast iron and slate inset, fitted gas fire, polished marble hearth, ceiling coving, centre rose, t.v point, bay window and double doors to:

## DINING ROOM

3.71m x 2.81m (12'2" x 9'2")  
Hardwood floor, ceiling coving, recessed lighting and dado rail.

## KITCHEN / BREAKFAST ROOM

8.65m x 5.03m (28'4" x 16'5")  
Fully fitted Mc Nally designed kitchen, matt granite worktops, under counter lighting, integrated sink unit, gas fired Aga, lighting and extractor fan over, fitted Neff oven and integrated dishwasher and fridge freezer, feature centre island with integrated sink and storage. Vaulted ceiling with exposed timber beams, velux windows, recessed lighting, tiled floor and t.v point. Double doors to patio and rear garden.

## UTILITY ROOM

2.42m x 1.66m (7'9" x 5'4")  
Range of built-in units, worktop and splashback, stainless steel sink unit, plumbed for washing machine and dishwasher, tiled floor and door to side.

## FAMILY ROOM

5.21m x 2.86m (17'1" X 9'4")  
Vaulted ceiling with exposed timber beams, Velux windows, recessed lighting, marble fireplace, slate inset and hearth, fitted gas fire, t.v point and hardwood floor.

## STUDY

2.85m x 2.58m (9'3" x 8'5")  
Hardwood floor, bay window, ceiling coving, recessed lighting and t.v point.

## STAIRCASE TO FIRST FLOOR

## LANDING

3.41m x 1.83m (11'2" x 6')  
Ceiling coving, recessed lighting and part panelled walls.

## HOTPRESS

With immersion and shelving.

## MASTER SUITE/ BEDROOM 1

3.68m x 3.31m (12' x 10'6")  
Ceiling coving, hardwood floor, t.v and telephone points.  
Walk in Wardrobe.

## EN SUITE SHOWER ROOM

2.85m x 1.24m (9'3" x 4'1")  
Step-in tiled shower unit, vanity unit incorporating wash hand basin, with storage under, fitted mirror and light over, w.c, fully tiled walls, tiled floor and recessed lighting.

## BEDROOM 2

3.11m x 2.89m (10'2" x 9'5")  
Ceiling coving and hardwood floor.

## BEDROOM 3

3.3m x 2.57m (10'8" x 8'4")  
Built-in wardrobes, ceiling coving, hardwood floor and dado rail.

## BEDROOM 4

3.15m x 2.83m (10'3" x 9'3")  
Ceiling coving and hardwood floor.

## BATHROOM

3.1m x 1.65m (10'1" x 5'4")  
Bath with shower attachment over, w.c, vanity unit with storage under and light over, tiled floor.

## STAIRCASE TO SECOND FLOOR

## LANDING

2.6m x .79m (8'5" x 2'6")  
With ample under eaves storage.

## W.C.

1.79m x .97m (5'8" x 3'2")  
W.C, pedestal wash hand basin with tiled splashback, recessed lighting and tiled floor.

## ATTIC ROOM

4.71m x 3.67m (15'4" x 12')  
Range of built-in storage cabinets, shelving and desk unit, t.v and telephone points and recessed lighting.













# OUTSIDE

To the front, the property is approached by a driveway enjoying off street parking and a lawned garden bordered by well stocked flowerbeds. Dual side entrances lead to the most appealing sunny landscaped rear garden comprising of a lawn, an Indian sandstone paved patio, a water feature, herbaceous borders planted with a selection of trees, shrubs and flowering plants, providing a private, quiet area for relaxation and al fresco dining during the summer months. There is also a Barna shed and separate storage to the side.

# DIRECTIONS

Travelling from Foxrock village, driving along Brighton Road. Turn right into Brighton Avenue, opposite Tullow Church. Follow the road down, take your second right hand turn and drive along by the green onto Brighton Place. Take your next turn right and No.23 is located on the left-hand side in a small cul de sac.

# BER DETAILS

BER rating: C3  
BER Number: 111081592  
Energy Performance Indicator: 215.65 kWh/m²/yr

# VIEWING

Strictly by appointment with the sole selling agents. Hunters Estate Agent. Foxrock.

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