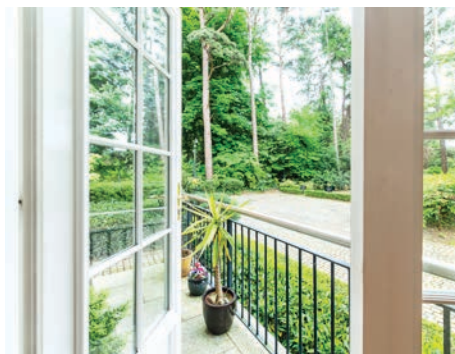


# 2 HOLLYBROOK

Brighton Road, Foxrock, Dublin 18



## Magnificent Foxrock Apartment



Very large two bedroom apartment in great Southside location



## THE PROPERTY

Magnificent very large two bedroom garden level apartment in elegant modern development on popular and mature tree-lined road beside picturesque Foxrock Village.

Convenient to the Luas, bus routes, shops, restaurants, sports & leisure facilities including Foxrock Golf Club, Leopardstown Racecourse, colleges & university. Sunny south-west orientation and exudes quality, complete with 24 hour concierge & gymnasium, sauna, superb Reception area, secure gated carparking; landscaped gardens with lawn, ponds, feature fountains and patios.

No. 2 extends to 158 sq.m. (1,700 sq.ft.) & comprises entrance hall, a very large bay windowed livingroom, dining area, fitted kitchen, cloakroom with w.c. & w.h.b. off the hall, two double bedrooms, master with ensuite & walk-in wardrobe, bathroom.

The living and bedroom accommodation in this apartment is quite exceptional and is ideal for people seeking a superbly designed safe home of the highest quality in an outstanding location. There is secure carparking for residents & visitors.

Within walking distance of Foxrock Village and both the Sandyford Luas stop and the Central Park Luas stop, while access to the M50 Motorway is less than 2 km to the southwest. This is an excellent opportunity to acquire a superior quality apartment built to the highest specification in one of the best and most prestigious locations in Dublin, where there is a significant demand for quality homes.

Foxrock Village is in a picturesque setting nestled beside Foxrock Golf Club, Leopardstown Golf Complex and Racecourse and the leafy tree-lined Brighton Road and Westminster Road. The village itself is bustling with activity and contains a fine selection of boutique shops, popular restaurants, landscaping and seated areas.

The village has retained all its old world character and charm as has the Foxrock suburb which was developed in the middle of the nineteenth century and is comprised mainly of impressive large residences.

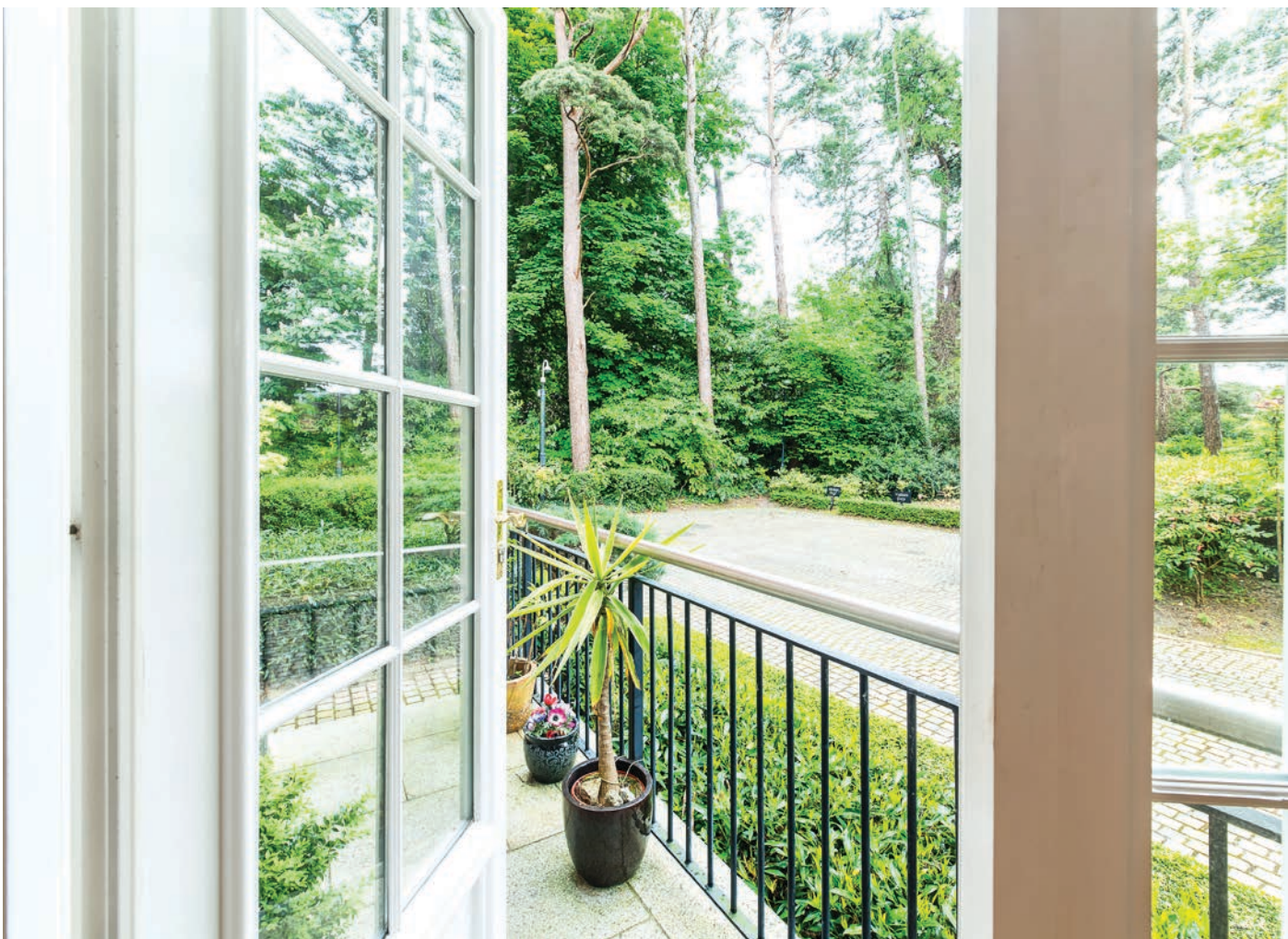
In 2007 Foxrock was designated as an Architectural Conservation Area. A plaque in the village in honour of Foxrock's most famous resident, Samuel Beckett, was unveiled in 2014 by his niece.













Scan for Google Maps



2 Hollybrook

### LOCATION MAP

ORDNANCE SURVEY LICENCE NO. AU0009515 SCS1. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

### TERMS:

For Sale by Private Treaty

### VIEWING:

Strictly by appointment

### BER Details:

BER B3

BER No. 107672453

Energy Performance Indicator: 137.91 kWh/m<sup>2</sup>/yr



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