

BER A2



## 5 Brighton Wood

Brighton Road, Foxrock, Dublin 18

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INTERNATIONAL REALTY



## 5 Brighton Wood, Brighton Road, Foxrock, Dublin 18

### Features

- Presented in excellent order and tastefully appointed throughout
- Bright 3 bedroom penthouse apartment
- Designated parking for 2 cars
- A Rated BER with air to water heat pump
- Floor area approximately 152 sq.m./ (1,636 sq.ft.)
- Villeroy & Boch sanitary ware
- Siematic kitchen and Miele appliances
- Carlson double glazed windows
- Short walk to the LUAS and Foxrock village

Nestled in the prestigious enclave of Foxrock, 5 Brighton Wood presents a rare opportunity to acquire a luxurious three-bedroom penthouse that enjoys modern elegance and comfort. Occupying the entire top floor of an exclusive block of just five apartments, this residence, constructed by the highly regarded Castlethorn Construction in 2021, offers an expansive living space of approximately 152 sq.m./ (1,636 sq.ft.).

Designed by renowned architects O'Mahony Pike, Brighton Wood seamlessly integrates contemporary aesthetics with the timeless charm characteristic of Foxrock's Victorian and Edwardian heritage.

Upon entering the penthouse, you are greeted by a spacious reception hall that leads into an open-plan kitchen/dining/living room, bathed in natural light. The state-of-the-art Siematic kitchen is equipped with top-of-the-line Miele appliances and Bora electric hob, sleek cabinetry and Corian glacier white countertops, offering ample space for meal preparation. The adjacent dining area provides a seamless flow for entertaining guests, with French doors opening onto a sun-drenched balcony, perfect for al fresco dining and enjoying panoramic views.

The penthouse comprises three generously sized bedrooms each thoughtfully designed. The main bedroom includes a luxurious en-suite fitted with Villeroy & Boch sanitary ware. The additional bedrooms offer ample storage space and share access to a well-appointed family bathroom, also featuring high-quality fixtures and finishes. There is also further storage spaces and utility room.

A particular feature of 5 Brighton Wood is its private balcony offering an outdoor space to unwind and take in the surrounding vistas. The development itself is nestled among mature trees and landscaped gardens, providing residents with a peaceful environment. The property also includes designated parking for two cars, ensuring convenience and security.

Situated within a 5 minute walk from Foxrock Village, there is easy access to a selection of boutique shops, cafes, and restaurants. For more extensive shopping needs, Carrickmines Retail Park and Dundrum Town Centre are a short drive away. The area is well-served by public transport, with the LUAS at Carrickmines providing swift access to Dublin city centre. Additionally, the proximity to the M50 and N11 ensures excellent connectivity to other parts of the city and beyond. Golf enthusiasts will appreciate the close proximity to Foxrock Golf Club and Leopardstown Golf Centre, while tennis players can enjoy the facilities at Carrickmines Lawn Tennis Club. The area also boasts several parks, including Cabinteely Park, ideal for leisurely walks and outdoor activities.





## Accommodation

**Reception Hall:** 2.95m x 8.50m (9'8" x 27'11") with attractive oak timber flooring.

**Kitchen/Living/Dining:** 5.00m x 14.80m (16'5" x 48'7") SieMatic kitchen fitted with a range of press and drawer units, Corian worktop, under counter stainless steel sink unit, integrated Miele dishwasher, Bora hob with in built extractor fan, double Miele ovens, Miele fridge freezer and Corian upstand. Attractive oak timber flooring in the living area and double doors leading to a very fine balcony overlooking the grounds.

**Main Bedroom:** 6.65 x 4.20m (21'10" x 13'9") bay window with views towards Dublin mountains. Excellent range of built in fitted wardrobes and door leading to

**Ensuite:** comprising of wash hand basin, wall hung w.c., large double shower, tiled floor and part tiled walls.

**Bedroom 2:** 3.20m x 5.65m (10'6" x 18'6") with excellent range of built in fitted wardrobes.

**Bedroom 3:** 3.57m x 4.30m (11'9" x 14'1") with excellent range of built in fitted wardrobes.

**Bathroom:** bath with shower over, wall hung w.c. wash hand basin, tiled floor, part tiled walls and heated towel rail.

**Storage Room:** Houses air to water heat pump and further storage.

**Utility Room:** plumbed for washing machine and dryer, further storage and air ventilation system.

## BER Information

BER: A2

## Eircode

D18 N1YX

## Management Company

Cushman & Wakefield

## Service Charge

€4,500 per annum





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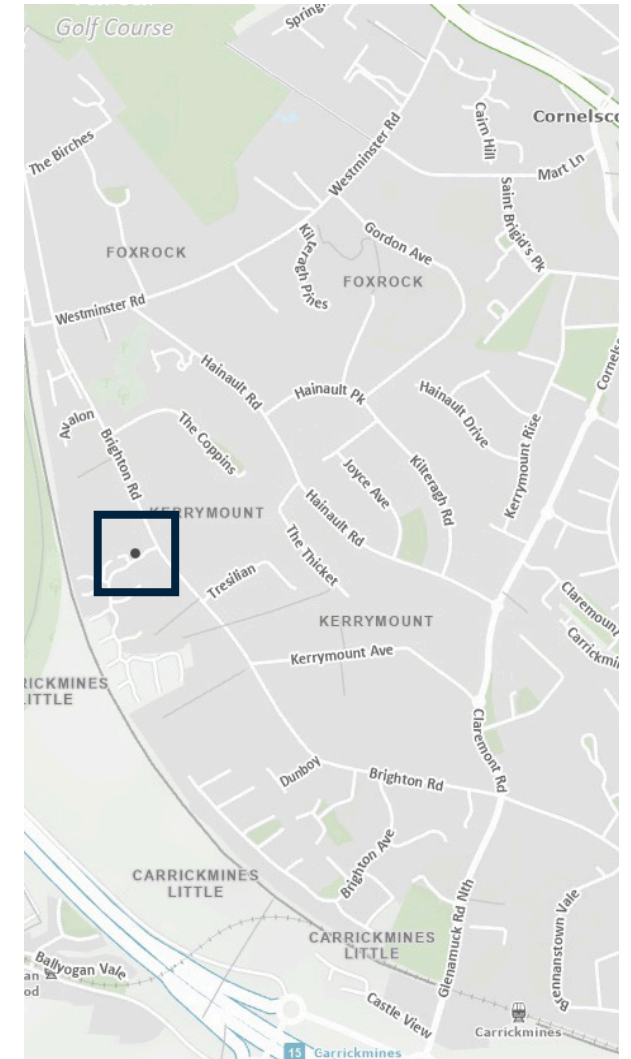
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