



60 Foxrock Park, Foxrock, Dublin 18, D18ED91

Beirne
& Wise



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Located in a quiet key-hole cul-sac in the leafy suburb of Foxrock, this spacious detached family home offers a wonderful opportunity for those seeking a property with great potential. This attractive Tudor style house spans an impressive 153 square metres and features a generous layout that includes three reception rooms and four well-proportioned bedrooms, making it ideal for family living. While the home is in need of some updating and refurbishment, this presents a unique opportunity for buyers to personalise the space and create their dream home. With a little imagination and effort, this property can be transformed into a stunning residence that reflects your individual style.

The south-facing garden is another delightful feature, providing ample sunlight and a perfect space for outdoor activities or relaxation.

Foxrock Park is a mature and leafy neighbourhood ideally located close to a wealth of local amenities. Foxrock Village is just a short distance from the property with its boutique shops and eateries, whilst further shopping and leisure facilities can be found at nearby Cornelscourt. It is just a short distance from Blackrock and Deansgrange villages and within easy reach of Stillorgan. As regards schools, residents are spoiled for choice with an excellent choice of school close by including Hollypark Boys and Girls National Schools, Loreto Foxrock, Oatlands College and Blackrock College to name but a few.



Features

- Large Detached Family Home 153sq.m.
- South facing Rear Garden
- Alarm
- EV Charging Point
- Close to Shops and Schools
- Quiet Leafy Keyhole Cul de sac Location
- Gas Fired Central Heating
- Double Glazed Windows
- Off Street Parking
- Close to N11 Bus Routes

View

Strictly by appointment with the selling agents Beirne & Wise,
12a Carysfort Avenue, Blackrock, Dublin, T: 01 2880900





Accommodation

HALL

Attractive front door with stained glass detail. Convenient downstairs cloak cupboard.

GUEST W.C.

With wash hand basin and W.C. Fully tiled and window to the side.

LIVING ROOM

4m x 5.50m

Well proportioned reception room with a white marble fireplace. Double doors open to the dining room.

FAMILY/PLAY ROOM

2.50m x 4.90m

Versatile room that can easily be adapted to suit family needs. Ideal is a playroom, tv room or large home office. Built in cupboards.

DINING ROOM

3.30m x 3.43m

With double doors to the south facing sunroom.

SUN ROOM

3.30m x 2.40m

Sliding patio door open to the rear garden.

KITCHEN/BREAKFAST ROOM

5.48m x 3.45m

The kitchen is fitted with generous wall and floor cupboards with a breakfast counter. Appliances include a double oven, dual electric and gas hob, dishwasher and fridge freezer. Tiled floor and ceiling spotlights.

UTILITY ROOM

2.58m x 1.32m

Tile floor. Plumbed for a washing machine and a dryer. Door to rear garden.

FIRST FLOOR LANDING

With hot press cupboard. Attic access to the floored attic.

BEDROOM 1

3.18m x 3.88m

Bright double bedroom over looking the rear garden. Ample built in wardrobes and drawers.

ENSUITE

Complete with W.C., wash hand basin, bidet and shower cubicle. Tiled walls and floor. Window to side.

BEDROOM 2

3.10m x 3.32m

Large double room to the front. Built in wardrobes.



BEDROOM 3

2.70m x 2.64m

Large single room to the front. Built in wardrobe and dressing table.

BEDROOM 4

2.70m x 2.80m

Single bedroom overlooking the rear garden. Built in wardrobe and dressing table.

FAMILY BATHROOM

With W.C., wash hand basin and bath with glass shower screen and shower fittings.

OUTSIDE

To the front of the property there is a cobblelocked driveway providing off street parking for two to three cars. An EV charging point has recently been installed. A particular feature of this property is the access on either side to the rear garden. The rear garden extends to approx. 10m in length and enjoys a wonderful southerly facing aspect. The garden is laid mainly in patio with an abundance of shrubs and plants providing a colourful display during the summer months. There is also a sun trap deck, ideal for outdoor dining and BBQ's. Two block built garden sheds, both with an electric supply are ideal for storage of bikes or could be converted to an annex den or office.

B E R

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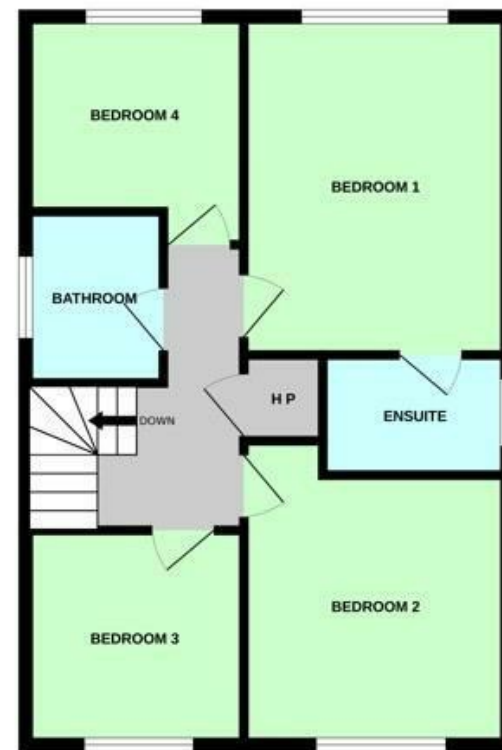
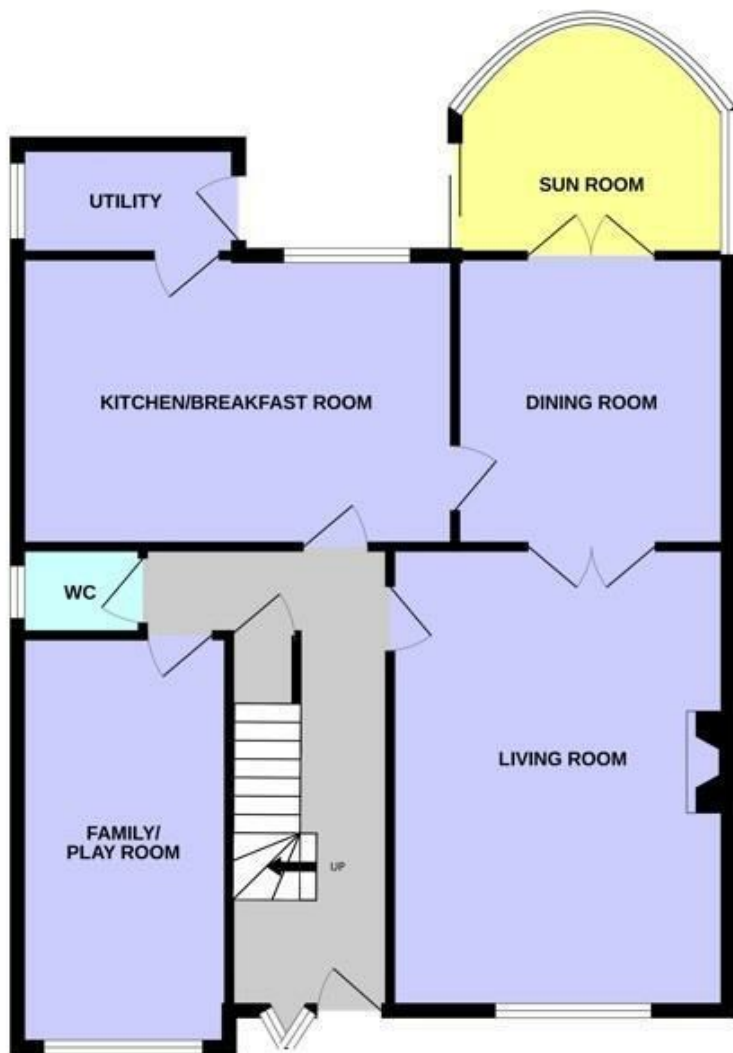
Output. 298.04 kWh/m²/yr

BER D2









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