

Ref: 8816

NO. 35 GRANGE PARK, FOXROCK, DUBLIN 18 D18 W8C1



BER B1

QUINN PROPERTY

www.quinnproperty.ie

OUTSTANDING FIVE BEDROOM FAMILY HOME IN A HIGHLY DESIRABLE LOCATION

For Sale By Private Treaty

QUINN PROPERTY are delighted to showcase this substantial family residence, nestled in the heart of Foxrock, one of South Dublin's most prestigious and sought-after residential addresses. This exceptional five-bedroom semi-detached residence was built in an era when homes were designed with space, proportion and comfort in mind. A unique selling point of this property is its impressive B1 BER rating, reflecting the home's high level of energy efficiency, ensuring both cost savings and environmental benefits.

No. 35 is ideally positioned within a short stroll of both Deansgrange and Foxrock Villages, enjoying immediate access to a wonderful selection of stylish cafés, restaurants and neighbourhood essentials. For more extensive shopping, residents are spoiled for choice with Cornelscourt, Blackrock, Carrickmines Shopping Centres and Dundrum Town Centre, all easily reached by car. The area is exceptionally well served with a wealth of sporting, leisure, and recreational facilities to suit every interest, including and not limited to Leopardstown Racecourse, Foxrock Golf Club, Carrickmines Lawn Tennis Club, numerous Soccer, GAA / Rugby Clubs and lawn bowling. Outdoor enthusiasts will also appreciate the proximity to Dun Laoghaire with four major Sailing Clubs and sea swimming. Cabinteely Park, with approximately 110 acres of beautifully maintained parkland and a popular children's playground is a five-minute drive. Renowned medical facilities, including The Beacon Hospital and Blackrock Clinic, are also conveniently located close by, adding further peace of mind and appeal to this outstanding setting.

The location also benefits from excellent transport links with the Luas green line, park-and-ride facilities, bus corridors offering superb connectivity to the city centre, while the nearby M50 interchange ensures seamless connectivity to the wider Dublin area and beyond.

Families are exceptionally well catered for with an excellent choice of prestigious schools within easy reach. Primary to include Hollypark Boys and Girls, St Brigids Boys and Girls, Kill O'The Grange National School (Mixed), Monkstown Educate Together (Kill Avenue), LFI Samuel Beckett (French School). Secondary to include Loreto Foxrock (G), Coláiste Íosagáin (G), Coláiste Eoin (B), Teresians -Donnybrook (G), International School, Leopardstown, Sion Hill Blackrock (G), St Andrews (Booterstown), Blackrock College, St Michael's, Clonkeen College (Deansgrange), CBC Monkstown Park and Newpark Comprehensive. Renowned third-level Colleges include UCD, Trinity, DIT, IADT (Bakers Corner) (all served by E2 spine bus route).

Extending to 168.7m², the well-proportioned accommodation has been designed with practicality in mind. A welcoming, light-filled, entrance hall sets the tone for the home, leading to tastefully decorated reception rooms with thoughtfully balanced layouts, ideal for both everyday family living and entertaining. The ground floor also features a guest toilet, a study, utility, a spacious kitchen and dining area with direct access to the private rear garden. Upstairs, five well-appointed bedrooms, two of which are en-suite, provide ample space for growing families. A family bathroom and hot press complete the first floor accommodation.

The property has been lovingly maintained by its current owners, with more recent upgrades in 2025 to include a new treble glazed hall door, 4 x new treble glazed windows to the rear, new house alarm (incl. the shed), a new high efficiency boiler, ten solar panels, external wall insulation and a new double-glazed door to the shed.





Accommodation extends to C. 168.7m², and comprises as follows:

Entrance Hall:	1.82m x 2.19m	Carpet flooring
Hall:	3.50 x 1.26m	Carpet flooring
Living Room:	5.37m x 6.47m	Carpet flooring, bay window, abundance of natural light, feature marble fire place with Stovax stove, sliding doors to family room
Family Room:	3.50m x 4.17m	Carpet flooring, feature marble fire place with Stovax stove, window to garden
Study/Office:	3.29m x 2.52m	Laminate flooring, fitted units
WC:	1.57m x 0.83m	Tiled Flooring, WC, WHB
Kitchen/Dining:	4.29m x 3.33m	Tiled flooring, fully fitted kitchen, integrated Bosch dishwasher, tiled backsplash, Fisher & Paykel double oven and Bosch hob, double doors to garden
Utility Room:	2.87m x 2.52m	Tiled flooring, fitted units, Miele washing machine, Belling dryer
Landing:	3.64m x 4.10m	Carpet flooring
Bedroom 1:	4.29m x 3.33m	Carpet flooring, sliding wardrobes, fitted shoe rack, pleasant garden view
En-Suite:	2.32m x 2.52m	Fully tiled, WC, WHB, shower, towel rail
Bathroom:	2.76m x 2.18m	Fully tiled, WC, WHB, bath with electric shower
Hotpress:	Incl. Above	Shelving
Bedroom 2:	3.69m x 3.57m	Laminate flooring, wardrobes
En-Suite:	2.76m x 1.19m	Tiled fully, WC, WHB, shower, panelling
Bedroom 3:	4.29m x 2.94m	Laminate flooring, fitted wardrobes
Bedroom 4:	3.64m x 2.52m	Laminate flooring, shelving
Bedroom 5:	3.45m x 2.41m	Carpet flooring, pleasant garden views, fitted wardrobes



OUTSIDE:

There is a tarmacadamed driveway and lawn area to the front and ample off-street parking. A side entrance leads to the rear garden where a mix of mature shrubs, trees and rockeries create a tranquil outdoor space that combines functionality and a sense of privacy. Here you will also find a patio area, the perfect spot for al fresco dining, entertaining and relaxed family gatherings, as well as a practical block built shed with the added benefit of electricity, ideal for storage or a home workshop.

Furthermore, the property presents exciting potential for a rear extension (subject to planning permission), offering future owners the opportunity to expand and create additional living space to suit their evolving needs.

SERVICES:

- All Mains Services
- Gas Fired Central Heating (Remote Control)
- Solar Panels
- Mix Of Window Glazing (Triple & Double)
- External Insulation
- New Alarm System
- Block Built Shed (With Electricity)
- Outside Tap
- Built: 1965
- Property Extends To: 168.7m²

BER DETAILS:

- Ber: B1
- Ber No. 112830765
- Energy Performance Indicator: 81.53 kWh/m²/yr

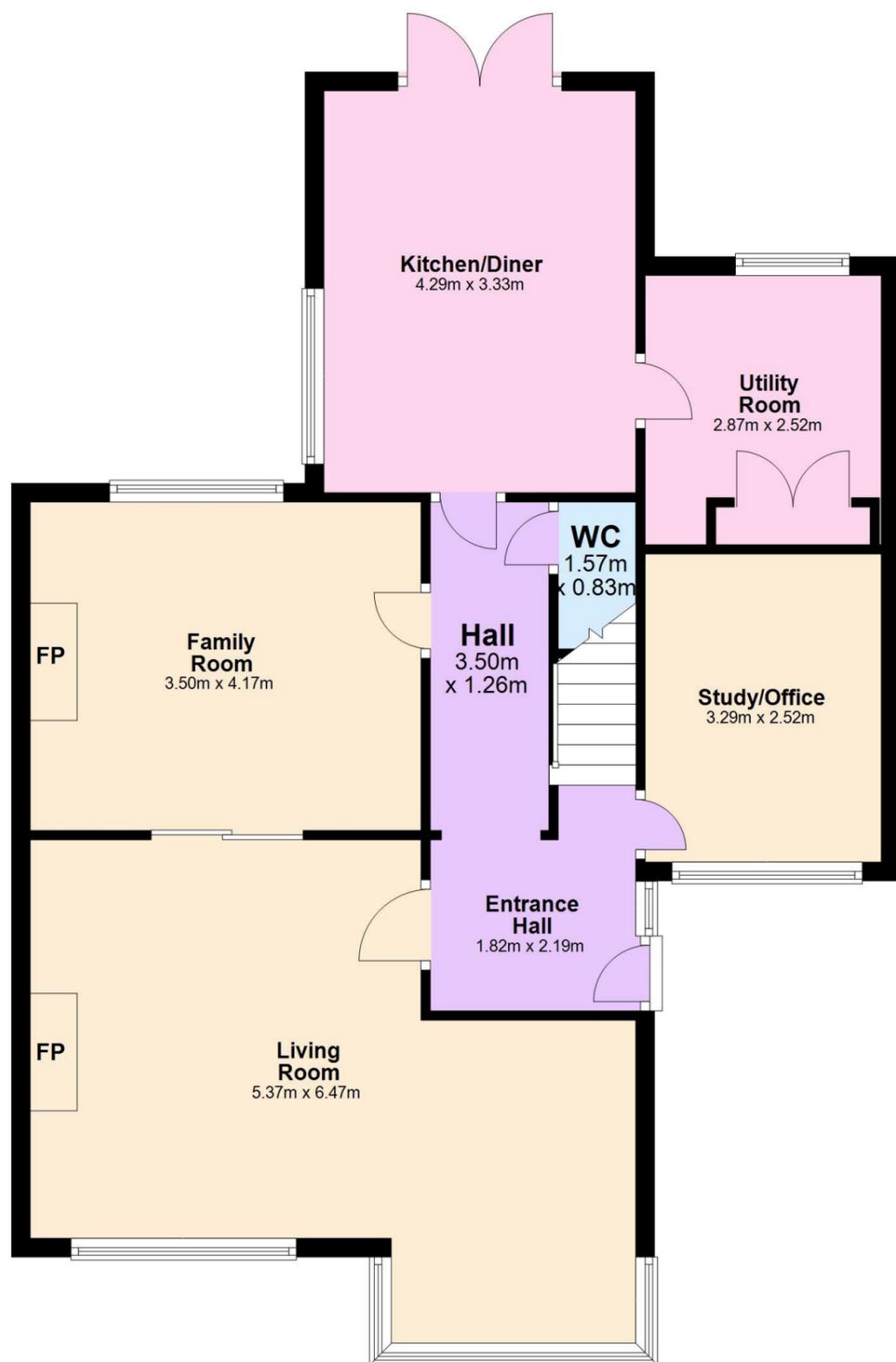
Contents included in sale:

- All Appliances/White Goods In Kitchen And Utility Rooms
- All Wardrobes
- All Carpets/Curtains/Blinds, Fixtures And Fittings, Light Fittings
- All Racking In Shed



Ground Floor

Approx. 84.7 sq. metres



First Floor

Approx. 84.0 sq. metres



Total area: approx. 168.7 sq. metres

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



“Exceptional Living, Exceptional Location In Dublin’s Premier Suburb”
Viewings Is Strictly By Appointment With The Agent

A.M.V. €975,000

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA. NO. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

