



49 Joyce Avenue, Foxrock, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent is thrilled to present No. 49 Joyce Avenue to the market. This spacious, detached, four bed, family home extends to c. 139 sq.m. (1,496 sq.ft.). The property has well-proportioned rooms providing an excellent flow and balance between living and bedroom space.

The property is presented in exceptional order with light-filled accommodation and a large, low maintenance, sunny south westerly facing rear garden. It is located on a quiet, tree-lined road in a much sought-after area of Foxrock, with views from the first floor of the sea from Howth Head all the way to Killiney Hill.

The accommodation briefly comprises of a porch leading into a welcoming and bright entrance hallway. From the hall, one is lead into a spacious living/dining room with an attractive marble fireplace. This room benefits from an abundance of natural sunlight with patio doors opening to the mature rear garden. The kitchen is well laid out with fitted floor and wall units and the storage space is complemented by an adjoining utility room. There are two bedrooms downstairs facing to the front of the property, one of which is currently in use as a study. A guest W.C. completes the accommodation on the ground floor level. Upstairs there are an additional two bedrooms, including a master bedroom, a family bathroom and WC. There is a large garage to the side of the property and boiler house.

Outside to the front, the cobble lock driveway offers off-street parking for at least two cars. The low maintenance rear garden, complete with large garden shed, enjoys a sunny south westerly orientation allowing for quiet relaxation and al fresco dining in the summer months.

While the property is currently a generous size, there is planning permission to substantially increase the house by an additional 248 sq.m. (drawings available upon request).

No. 49 Joyce Avenue is in a mature development and but a short walk to the bijou eateries and shops in Foxrock village. It is located close to a myriad of local amenities, including several local rugby, football, hockey and GAA clubs. There are many top-rated primary and secondary schools in the vicinity including St Brigid's and Hollypark national schools, Lycee Francais D'Irlande, Loreto College Foxrock, Mount Anville, St. Andrews College, Willow Park and Blackrock College to name but a few. University College Dublin and Trinity College are easily reached on public transport.

Other local villages close by include Blackrock, Deansgrange and Stillorgan which offer plentiful shopping options, restaurants and entertainment facilities.

Joyce Avenue benefits from several excellent transport links, including the LUAS at Carrickmines, the M50 (exit 15), the N11 (QBC), with Foxrock village serviced by Dublin Bus route 63 offering access to Carrickmines and Dun Laoghaire.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Very fine, detached, 4 bed, family home presented in excellent condition
- » Light-filled interiors extending to c. 139 sq.m. (1,496 sq.ft.)
- » Newly carpeted and painted throughout
- » Large, mature, private and south-west facing landscaped rear garden
- » Gas fired central heating
- » Double glazed windows
- » Much sought after location in Foxrock with multiple bus routes and easy access to LUAS
- » Close to many top primary and secondary schools
- » Full planning permission to substantially increase the property by an additional 248 sq.m.





# ACCOMMODATION

## **ENTRANCE PORCH:**

3.1m x 1.0m (10.17ft. x 3.2ft.)

Glass sliding door into the entrance porch area with tiled floor. Front door leading to entrance hall.

## **ENTRANCE HALL:**

3.29m x 8.26m (10.79ft. x 27.0ft.)

Large, welcoming and bright entrance hall with decorative ceiling coving and centre rose. Carpeted flooring.

## **GUEST W.C.:**

1.8m x 1.0m (5.90ft. x 3.28ft.)

White suite incorporating pedestal wash hand basin with tiled surround. W.C. and heated towel rail. Decorative ceiling coving and tiled floor.

## **RECEPTION ROOM:**

7.0m x 4.85m (22.9ft. x 15.91ft.)

Attractive feature marble fireplace, with marble surround and hearth incorporating a coal-effect gas fire. Feature glass and panelling detail. Patio door and picture window overlooking the sunny south-west facing rear patio and garden. Recess lighting.

## **KITCHEN/BREAKFAST ROOM:**

4.85m x 3.01m (15.91ft. x 9.87ft.)

Fitted kitchen incorporating well-spaced worktop areas with tiled surround and sink and drainer unit. Quality built-in appliances to include a DeDetrich double oven, a Stove gas hob and Neff extractor fan, Beko dishwasher and Zanussi fridge freezer. Built-in corner unit. Decorative ceiling coving. Door to utility room.

## **UTILITY ROOM:**

1.52m x 3.74m (4.98ft. x 12.27ft.)

Bright utility area complete with Indesit washing machine and Hotpoint dryer. Dual aspect with window to front and door to patio and rear garden. Tiled floor.

## **BEDROOM 4 / STUDY:**

3.2m x 3.35m (10.49ft. x 10.99ft.)

Double bedroom to front of property. Decorative ceiling coving and centre rose. Carpeted flooring.

## **BEDROOM 3:**

3.4m x 3.35m (11.15ft. x 10.99ft.)

Double bedroom with floor to ceiling fitted slide robes with mirrored panels. Decorative ceiling coving and centre rose. Carpeted flooring.

## **Staircase to first floor**

## **BEDROOM 1:**

4.65m x 3.21m (15.25ft. x 10.53ft.)

Large double bedroom to front of property with stunning views from Howth Head to the Obelisk on Killiney Hill. Range of wall to wall fitted wardrobes with vanity unit and mirror detail. Wash hand basin in a vanity unit with overhead light shaver unit and wall mirror. Heated towel rail. Decorative ceiling coving and centre rose. Access to under eaves storage area. Carpeted flooring.

## **BEDROOM 2:**

4.7m x 3.36m (15.41ft. x 11.02ft.)

Double bedroom overlooking the rear garden. Wall to wall wardrobes with mirror inserts. Access to the attic.

## **WC:**

1.9m x 1.0m (6.23ft. x 3.28ft.)

Champagne coloured suite including a pedestal wash hand basin and WC. Wall mounted mirror and tiled walls.

## **FAMILY BATHROOM:**

2.27m x 1.5m (7.44ft. x 4.92ft.)

Champagne suite with bath and shower attachment. Wash hand basin with mixer tap in vanity unit providing additional storage under sink. Wall mirror and light shaver unit. Glass shelving and heated towel rail.



## OUTSIDE

### FRONT GARDEN

The property is approached via a well-maintained cobble lock driveway affording generous parking. The driveway is bordered by an array of herbaceous beds and specimen scrubs with a sandstone gravel area.

### GARAGE:

5.35m x 2.81m (17.55ft. x 9.21ft.)

Vehicular access from front driveway via an 'up and over' garage door. Pedestrian access to rear garden.

Boiler Shed containing Idel gas boiler.

### REAR GARDEN:

22m (72ft.) long

The sunny southwest facing private rear garden has been tastefully designed and laid out to provide for ease of maintenance. An extensive sandstone patio is edged by a granite wall leading to an elevated sandstone gravelled area. Meandering pathways lie between planted beds and borders which are filled with a plentiful range of specimen trees, scrubs and flowering plants. The garden wall is trellised, and a large timber shed at the rear of the garden provides ample storage.

### BER DETAILS

BER Rating: F

BER Number: 106382419

Energy Performance Rating: 75.48 kWh/m<sup>2</sup>/yr

### DIRECTIONS:

Driving along the N11, northbound, take the left hand turn onto Westminster Road, Foxrock. Turn left onto Hainault Road and then the third left turn onto Joyce Avenue. Follow the road and No.49 is on the left-hand side with a Hunters Estate Agent sign at the entrance.

### VIEWING:

By prior appointment through sole selling agent, Hunters Estate Agent, Foxrock, Tel: 01 289 7840. Email: foxrock@huntersestateagent.ie .



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