



**To Let** Brighton Road, Foxrock, Dublin 18

**Morrison  
Estates**

Sales and Lettings



## For Sale by Private Treaty

Grand Design corporate style new build 5 bedroom luxury family home which has just been completed and now ready for occupation, set out in Dublin's most exclusive upmarket location off Brighton Road just a few minutes walk from Foxrock Village.

The property is presented in walk in, pristine condition and accommodation includes:

Entrance hall, leading to large open plan modern kitchen / dining and family room with continuous tiles out to garden with bifolding floor to ceiling glass doors that extend the family area into rear garden. The kitchen features Bronze sink and tap feature with Art Deco splash back, backlit kitchen cupboards with slow close, separate large utility room / laundry room fitted with washer and separate dryer with delivery chute for laundry from upstairs bedrooms, and a central vacuum system. There are two large reception / living rooms to front, with feature cast iron fireplace in main living room.

Upstairs there are 5 double bedrooms, 2 with ensuite and main family bathroom. All bedrooms are fitted with large wardrobe space with fold down/ reclining rails. Features include glass floor area on main landing area outside bedrooms that brings natural light throughout the house through the upstairs landing area from a glass roof feature.

Outside to front is accessed through electric gates with videocom system opening to a landscaped gravelled driveway with feature preserved oak tree, to the rear there is a large southerly facing landscaped rear garden and separate garden garage building/den area.

## Features Include

- A rated family home
- Polished natural stone tiling throughout kitchen and family area
- Wooden floors throughout
- Modern recessed lighting throughout
- Floor to ceiling bifolding door system which opens full rear of house to terrace area overlooking landscaped lawned gardens.
- Underfloor heating system
- Heat recovery system
- Large wrap around south facing rear garden which benefits from all day sun
- Lock up storage garage to rear
- Oak trees preserved in front and rear gardens
- Private electronic gated family home
- Modern high standard of specification and fixtures and fittings throughout
- Laundry chute from upstairs rooms to central utility room with central vacuum system



- Gas fired central heating
- The location is excellent as the property is beside some of south Dublins best schools including Holly Park National School, Lycee Fraincais D'Irlande, Newpark Comprehensive, Willow, St. Andrews College, Loretto Foxrock and Blackrock College are also nearby.
- Foxrock and Blackrock villages with a selection of upmarket shops, restaurants, bars and cafes is also nearby as is Sandyford Business Region and Dundrum Town Centre a few minutes to the west and DunLaoghaire to the north and its array of amenities which include yacht clubs, marina, piers, promenade and family park. The retail Park in Carrickmines is also a few minutes away.
- Sporting and recreational amenities in the nearby area include Carrickmines Tennis Club, Newpark Sports Centre, St. Augustines Park Swimming Pools, Leopardstown Racecourse, Westwood Fitness Centre, Dundrum and Stillorgan Cinemas and Leisureplex.
- There are excellent public transport facilities available including the LUAS at Carrickmines within walking distance, local Bus service, the M50 and N11, and Sandyford Business Region are also conveniently located.
- BER A2

## Viewing: By prior appointment.

Corporate Services Dept.

01 293 7100

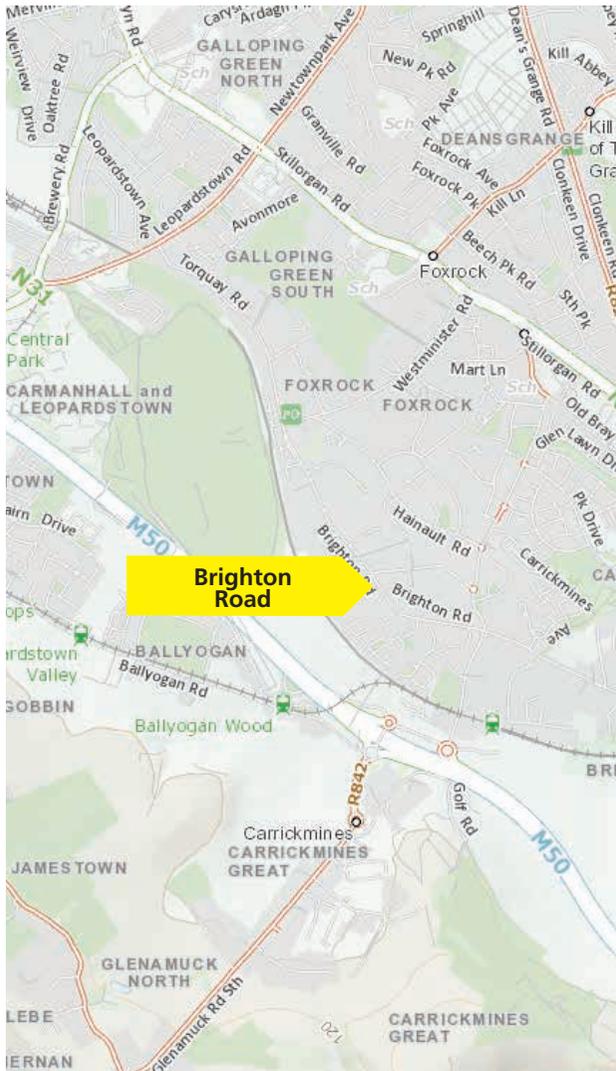
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