

Hamptons

INTERNATIONAL



30 Beech Park Avenue, Foxrock, Dublin 18, D18VR72

3  3  2 

GUIDE PRICE




£610,000

(€695,000)

Property details



Attributes

-  **Near golf course**
-  **Private parking**
-  **Garden**

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Description

3 bedroom house for sale No. 30 Beech Park Avenue is a meticulously kept 3-bedroom detached home which is situated in an exceptionally convenient location amongst the leafy surrounds of this mature residential area. No. 30 is packed with superb features such as its friendly family kitchen/breakfast room, a separate dining room with double doors to a spacious living room and a private rear garden with side access. Situated within easy reach of a wide range of excellent amenities, school, transport links and parks, this stunning property is sure to be of interest to a wide audience. There is a fresh modern interior which is ideally suited to a purchaser looking for something ready for immediate occupation. Beyond the attractive façade, the property has generously proportioned accommodation with natural light flooding the space. The accommodation comprises of; inviting entrance hall with guest w.c. a living room to the front with double doors to the dining room and rear garden. The kitchen/breakfast room is open plan and also gives access to the sunny rear garden. The kitchen features an extensive range of fitted floor and wall units as well as integrated appliances. On the first floor there are two double bedrooms (main with en-suite), a single bedroom and a family bathroom. Outside to the front of the property there is a landscaped front garden with mature shrubbery and a driveway providing off-street parking. A gated side entrance leads to the north west facing rear garden which measures approx. 9.54m x 7.6m. This low maintenance garden is mainly laid in lawn with mature flower beds and a large patio area which is perfectly positioned to catch the sunshine for al fresco dining. Situated on a quiet road with excellent amenities and family friendly community. This stunning home is ideally positioned close to a host of prestigious schools including Loreto College Foxrock, Holly Park, The Lycée Français International, Kill O'The Grange, Saint Brigid's Boys and Girls National school. Blackrock College, St Michael's College, Mount Anville and Saint Andrews College are all within easy reach, making this location particularly appealing to families. For leisure, the area is home to numerous parks, golf clubs and sports facilities while the charming village of Foxrock, Blackrock & Stillorgan offers boutique shops, cafes and restaurants. The N11 and the M50 are easily accessible, connecting to the city centre, Dublin Airport and beyond. Public transport includes the Quality Bus Corridor with a direct bus to the Dart station at Blackrock providing further connectivity. The Luas is also available at Sandyford, making access to the city center extremely convenient.

Entrance Porch With tiled flooring and a glass sliding door. Entrance Hall With wooden flooring, ceiling coving, under stairs storage and alarm panel. Guest W.C. With wooden flooring, partly tiled walls, windows to the side, w.c. wash hand basin and recessed lighting. Living Room With wooden flooring, ceiling coving, feature wood burning stove, picture window to the front, tv/phone points and double doors to dining room. Dining Room With wooden flooring, ceiling coving, dual aspect room, vaulted ceiling, large skylight, recessed lighting, double doors to the kitchen and glass sliding door to the rear garden. Kitchen/Breakfast Room With tiled flooring and tiled back splash, dual aspect room, a range of floor and wall units, recessed lighting, provision for fridge/freezer, integrated oven/hobs, plumbed for dish washer, plumbed for washer/dryer, picture window overlooking rear garden and a door to the rear garden. Landing With a window to the side, shelved hot-press and access to the attic. Bedroom 1 Double room with built-in wardrobes, tv/phone points, a window overlooking the front green and a door to the en-suite. En-Suite With w.c. wash hand basin, shower, tiled walls and a window to the front. Bedroom 2 Double room with built-in wardrobes and a window to the front. Bedroom 3 Single room with built-in wardrobes and a window to the front. Family Bathroom With partly tiled walls, w.c. wash hand basin, bath with overhead electric shower, a window to the side, wall mounted towel radiator and built in storage.





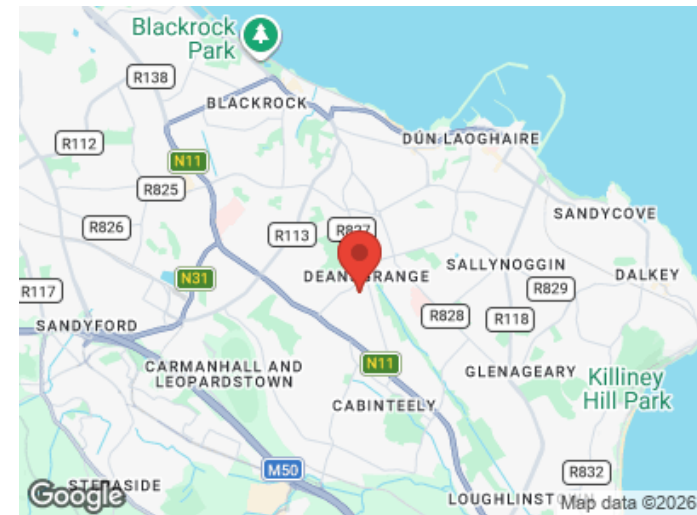




Floor plan



Location



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