

BER D1



Bay View

56 Hainault Road, Foxrock, Dublin 18

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INTERNATIONAL REALTY



Bay View, 56 Hainault Road, Foxrock, Dublin 1

Features

- Excellent detached family home extending to 218 sqm (2,346 sqft)
- Additional 33 sqm (355 sqft) in the converted attic
- Magnificent mature and private rear garden measuring approx. 0.3 acres
- Stunning panoramic views towards Dublin Bay
- Very fine kitchen dining room overlooking the garden Ample off street parking behind electronic gates
- Gas fired central heating Double glazing throughout
- Close to excellent schools and public transport

Superbly positioned on this mature and established road in Foxrock lies Bay View - a very fine and extended detached family home with the benefit of a magnificent mature rear garden offering stunning views towards Dublin Bay and enjoys complete seclusion.

This property boasts extremely well proportioned and light infused accommodation extending to approx. 218 sqm (2,347 sq.ft) with an additional 33 sqm (355 sq.ft) in the converted attic, making this an ideal home for family living and entertaining. The accommodation briefly comprises of; at ground floor level; entrance hallway with downstairs w.c., dual aspect living/dining room with magnificent views, sitting room to the front and study/family room.

A particular feature to the property is the large kitchen/breakfast room to the rear offering panoramic views over the garden and towards the sea. The ground floor also includes a large utility room. On the first floor there are four good sized bedrooms, the main bedroom including an en suite. There is also a second study and family bathroom at this level. From the landing there are stairs up to the converted attic with Velux roof lights making this a very versatile space as a home office or teenager's den. Set back behind electronic gates, with 1/3 acre of secluded gardens, there is ample off-street parking to the front while to the rear there is a beautifully manicured garden laid out in lawn with patio area that benefits from complete privacy.

This lovely family home enjoys the best of both worlds being situated on this popular road yet within a very pleasant stroll of Foxrock Village with its selection of boutique style shops, cafes and restaurants. Further shopping amenities are available at Dundrum and Cornelscourt. The property is situated within easy access of some of South County Dublin's most well-respected schools including Loreto Foxrock, St. Brigid's Boys & Girls National School Foxrock, Nord Anglia, Lycée Francais d'Irlande, Hollypark National School as well as Blackrock College, St. Andrews and Coláiste Eoin & Iosagáin. Access to the city centre is extremely convenient via the LUAS at Carrickmines and the QBC on the N11. The M50 is also close at hand opening up the national road network making access to all points north, south, east and west extremely convenient. Recreational amenities in the area are second to none including Foxrock Golf Club as well as Carrickmines Tennis Club, the gym facilities at Westwood as well as a racecourse at Leopardstown.







Accommodation

Reception Hall: 2.6m x 5.5m (8'6" x 18'1") Tiled floor, downstairs storage

Guest WC: Pedestal WC, tiled floor, tiled walls

Living Room: 4.9m x 3.55m (16'1" x 11'8") Ceiling coving, picture window overlooking front, very fine timber flooring and attractive stone fireplace with cast iron inset, marble hearth, gas coal effect fire, open arch leading to

Dining Room: 3.4m x 4.9m (11'2" x 16'1") Magnificent picture window overlooking rear garden and timber flooring, ceiling coving

Study: 3.4m x 5.8m (11'2" x 19') Tiled floor, sliding patio door leading to rear garden

Living Room: 5.3m x 2.7m (17'5" x 8'10") Marble fireplace, marble hearth, gas coal effect fire, picture window overlooking front, built in shelving cabinetry, steps leaving to

Kitchen/Dining Room: 4.8m x 7m (15'9" x 23') Vaulted ceiling, kitchen fitted with a range overhead presses and drawer units,

SST double oven, four ring ceramic hob, extractor over, bowl and a half under counter SST sink unit, integrated fridge/freezer, integrated dishwasher, tiled floor, tiled splashback, pine clad ceiling, magnificent picture window overlooking rear garden, door to rear

Utility Room: 5.4m x 2m (17'9" x 6'7") Door to front, built in cabinetry, shelving, SST sink unit, plumbed for washing machine and dryer, tiled floor, tiled splashback, roof light

First Floor

Bedroom 1: 2.75m x 5m (9' x 16'5") Floor to ceiling slidebrobe wardrobes, picture windows overlooking front, pedestal WHB, shower unit

Bedroom 2: 2.6m x 3.6m (8'6" x 11'10") Timber floor, magnificent picture window looking towards Dublin Bay

Walk-in cloakroom: 2m x 1.85m (6'7" x 6'1") Timber flooring,

Bedroom 3: 3.5m x 3.7m (11'6" x 12'2") Excellent range of floor to ceiling built-in fitted wardrobes, timber flooring and picture window overlooking rear

Master Bedroom: 3.7m x 4.9m (12'2" x 16'1") Floor to ceiling built-in sliding wardrobes, window overlooking front

Ensuite Bathroom: Corner bath, WHB, WC, large step in double shower, tiled floor, part tiled walls, window to front

Attic Room: 8m x 3.5m (26'3" x 11'6") Excellent under eaves storage, three Velux roof lights looking out to rear, window to side, built in shelving

Shower Room: WC, WHB, shower unit, part tiled walls

Rear Garden: Magnificent garden with stunning views toward Dublin bay, patio area, mainly laid out in lawn

BER Information

BER: D1. BER No: 103064465.

EPI: 242.75 kWh/m²/yr.

Eircode

D18 W7W8





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FLOOR PLANS Not to scale - for identification purpose only.

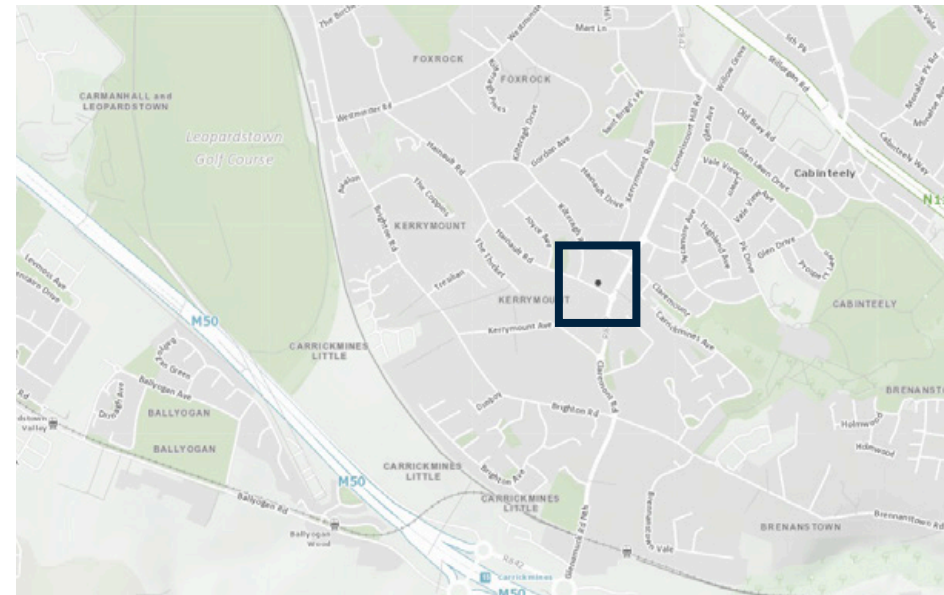
Ground Floor



First Floor



Second Floor



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