

BER D2



Thornburry

116 South Park, Foxrock, Dublin 18

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INTERNATIONAL REALTY



Thornbury, 116 South Park, Foxrock, Dublin 18

Features

- Magnificent extended detached family home
- Very well-proportioned accommodation extending to approx. 205 sq. metres (2,207 sq. ft)
- Originally a five-bedroom property now laid out as four double bedrooms with the principal bedroom being particularly impressive with a large ensuite
- In excellent condition throughout
- Most impressive open plan kitchen/living/dining room overlooking the garden
- Private, mature garden benefitting from westerly sunshine
- Fitted carpets, curtains, kitchen and utility appliances are included in the sale
- Dual vehicular driveway to the front with excellent off-street parking for multiple cars
- Top class cul de sac location within a prestigious neighbourhood close to all amenities and public transport
- Double glazing throughout
- G.F.C.H
- Digital burglar alarm

Superbly positioned in a quiet cul de sac in this ever popular mature and established development lies Thornbury, a modernised and extended family home in excellent condition throughout, with the benefit of a delightful private sunny rear garden. This stunning family home has been thoughtfully upgraded and extended to offer exceptional living space (approx. 205 sq.m/ 2207 sq. ft.). This impressive home, in excellent condition throughout, combines contemporary elegance with practical design making it the perfect choice for families seeking comfort, style and convenience in the highly sought after suburb of Foxrock.

On entering you are greeted by a welcoming entrance hallway that leads to a charming drawing room with bay window at the front of the property. This space flows seamlessly into a most impressive open plan kitchen living and dining area at the heart of the home. This beautiful kitchen contains a feature island, and a delightful seating area focused around a cosy fireplace as well as a very good dining area opening out onto the rear garden. Off the kitchen, there is a practical utility room providing additional storage and functionality opening out to the rear garden. A guest wc and a generously proportioned family room complete the ground floor accommodation, offering plenty of space for everyday living and relaxation. Upstairs the first floor is equally well-appointed, boasting four double bedrooms. The principal suite is a standout feature, originally two bedrooms that have been combined to create an exceptionally large and luxurious space. Two of the bedrooms benefit from modern ensuite bathrooms while a stylish family bathroom serves the remaining rooms.

Outside, the property continues to impress. The large rear garden (15m (49ft) x 14m (46ft)) is a haven of privacy enhanced by its westerly orientation which fills the space with natural light throughout the afternoon and evening. The garden is beautifully landscaped with a sunny sheltered patio area perfect for al fresco dining. To the front, the property benefits from a double driveway with ample parking for multiple cars.

Foxrock is renowned for its leafy charm, excellent amenities and family friendly community. 116 South Park is ideally positioned close to a host of prestigious schools including Loreto College Foxrock, Holly Park and Saint Brigid's Boys and Girls National school. Blackrock 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 offers boutique shops, cafes and restaurants. The bustling towns of Blackrock and Stillorgan are just a short drive away providing additional retail and dining options. Commuters will appreciate the excellent transport links. The N11 and the M50 are easily accessible, connecting to the city centre, Dublin Airport and beyond. Public transport includes the Quality Bus Corridor while the nearby Dart station at Blackrock provides further connectivity. The Luas is also available at Sandyford, making access to the city center extremely convenient.





Accommodation

Entrance Hall: 2.7m x 6.5m (8'10" x 21'4") with wide plank laminate flooring, front door with glazing on either side, French doors leading through to the

Living Room: 5.6m x 3.9m (18'4" x 12'10") with feature bay window overlooking front, ceiling coving, recessed downlighting, beautiful fireplace with sandstone surround, raised marble hearth, gas fire inset

Kitchen/Living/Dining: 8.5m x 7m (27'11" x 23') very well fitted kitchen with an excellent range of floor and eye level units, wine rack, display units, tiled splashback, granite worksurfaces with one and half bowl stainless steel sink unit, window from kitchen area overlooking private rear garden, integrated Bosch dishwasher, four ring Siemens gas hob, extractor hood into canopy over, Zanussi double oven, Bosch integrated microwave over, feature island with excellent storage, peninsula area also with seating. The living room area has a beautiful open fireplace with cast iron surround and raised slate hearth with tiled inset. From the dining area, there are doors leading out to the rear garden

Utility Room: 2.5m x 3.5m (8'2" x 11'6") with a good range of floor and eye level units, tiled splashback, window and door to rear, washing machine and dryer, tiled floor and door to cloaks hanging

Guest wc: with tiled floors and walls, Sonas wc, wall mounted whb, extractor fan

Family Room: 2.88m x 5.56m (9'5" x 18'3") to the front, good range of built in shelving, laminate wide plank floor

First Floor

Bedroom 1: 2.86m x 3.99m (9'5" x 13'1") with vaulted tongue and groove ceiling, door to

Ensuite: smartly fitted ensuite, tiled floors and tiled walls, step

in Mira shower, wall mounted whb with storage underneath, heated towel rail, wc, opaque window to the rear

Principal Bedroom Suite: 3.72m x 5.5m (12'2" x 18'1") was originally two bedrooms incorporated into one marvellous principal suite, with excellent built in wardrobes, bay window overlooking front, second window to the front, vanity area, steps up to

Ensuite Bathroom: with fully tiled floors and walls, fully tiles step in shower, heated towel rail, extractor fan, frosted window to the front

Landing: with hatch to attic, door to shelved hot-press

Bedroom 3: 3.8m x 3.4m (12'6" x 11'2") to the rear, with built in wardrobes, ceiling coving

Ensuite Bathroom: with fully tiled floors and walls, heated towel rail, wc, whb with two drawers underneath, wall mounted mirror, frosted window to the rear, recessed downlighting, fully tiled step in shower with monsoon style head and telephone shower attachment

Bedroom 4: 2.2m x 3.2m (7'3" x 10'6") with very good range of built in wardrobes and window to the rear

BER Information

BER: D2. BER No: 114885940.

EPI: 297.90 kWh/m²/yr.

Eircode

D18 E1V3





OFFICES

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820
E: blackrock@lisneysir.com

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

55 South Mall,
Cork, T12 RR44
T: 021 427 8500



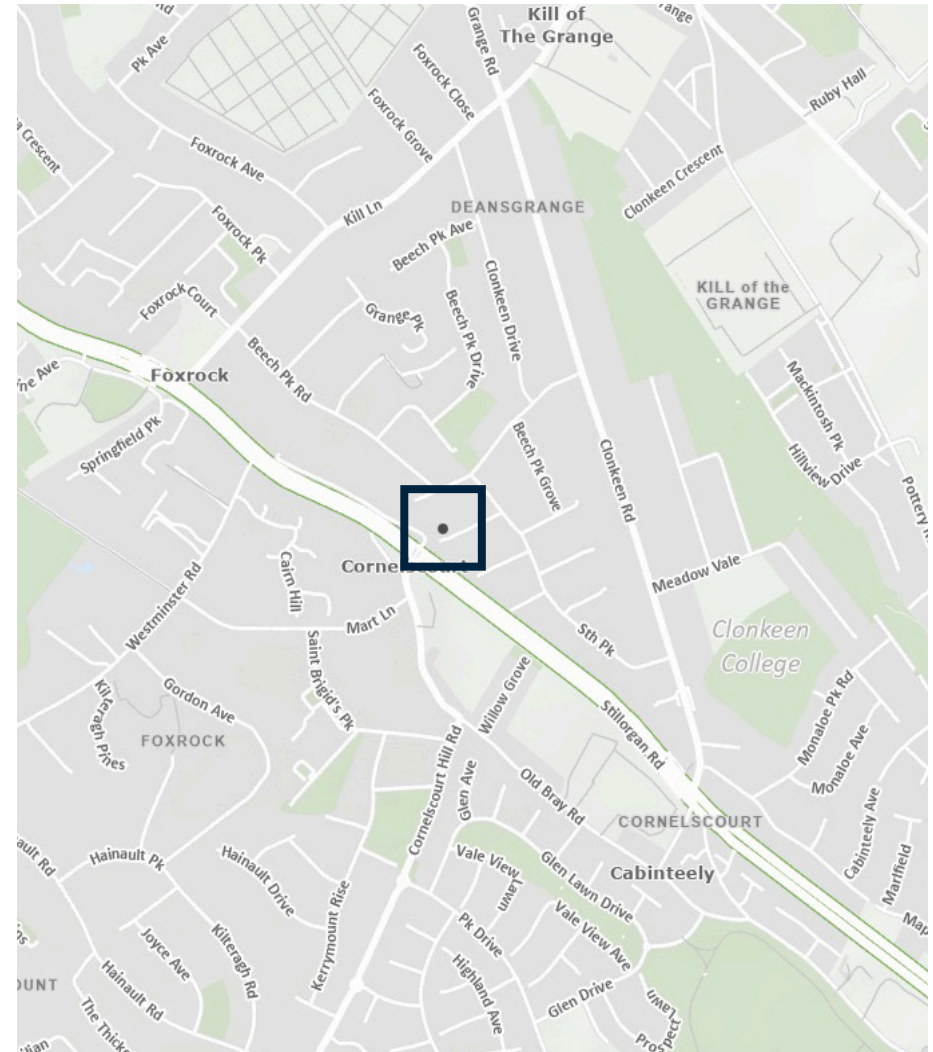
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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