

BER B3



## 8 Kelston Park

Foxrock, Dublin 18

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INTERNATIONAL REALTY





## 8 Kelston Park, Foxrock, Dublin 18

### Features

- Ample family accommodation of approx. 230 sq.m. (2,475 sq.ft.)
- Gas fired central heating with thermostatic controlled radiators
- Superb private south west facing rear garden
- Within close proximity to N11, M50, QBC and LUAS
- Tasteful interior design and colour schemes
- Wired for multi room audio system
- Rational double-glazed windows
- Ample off street parking

Nestled in the exclusive and highly sought-after Kelston development in Foxrock, No. 8 Kelston Park is a beautifully appointed five-bedroom detached residence that offers a perfect blend of modern luxury, space and convenience. Built by the renowned Park Developments, this substantial home extends to approximately 230 sq.m. (2,474 sq.ft.) and has been meticulously maintained and styled to a high standard throughout. The house boasts an exceptionally well-designed ground floor layout, ideal for modern family living. It features three superb reception rooms, each filled with natural light and finished in a tasteful, neutral palette that enhances the sense of space and elegance. The bright kitchen and breakfast room is a true highlight — perfect for both casual family meals and entertaining — and comes complete with a Siematic kitchen, offering a sleek and functional cooking environment.

Upstairs, the accommodation continues to impress, with five generously proportioned bedrooms, two of which benefit from well appointed en suite bathrooms. Each room is designed to provide maximum comfort and flexibility for growing families or those seeking space to work from home.

One of the standout features of No. 8 is its large, private and secluded south west rear garden — a peaceful outdoor haven ideal for alfresco dining, children's play or simply relaxing in the sun.

Kelston is a prestigious and tranquil residential development set just off Leopardstown Road. Its location offers unparalleled convenience, with excellent transport links including the LUAS at Sandyford just a short stroll away, as well as easy access to the QBC, M50 and N11. The property is also within close reach of a wide range of amenities, such as Dundrum Town Centre, Stillorgan, Blackrock, and a selection of renowned schools. Local recreational options abound, with nearby facilities including Foxrock Golf Club, Leopardstown Racecourse and Westwood Fitness Centre.



## Accommodation

**Reception Hall:** 3.7m x 3.85m (12'2" x 12'8") with attractive timber flooring, solid oak staircase, understairs storage and door leading to

**Living Room:** 3.6m x 5m (11'10" x 16'5") with picture window overlooking front

**Drawing Room:** 4.7m x 6.75m (15'5" x 22'2") with ceiling coving, bay window to front, attractive fireplace with timber surround, tiled hearth, gas coal effect fire, brass inset and glazed double doors leading to

**Dining Room:** 3.7m x 5.1m (12'2" x 16'9") with patio doors leading to the rear garden

**Family Room:** 4.9m x 4.5m (16'1" x 14'9") with tiled floor and folding patio doors leading to the rear garden

**Kitchen:** 3.9m x 3.7m (12'10" x 12'2") SieMatic kitchen fitted with a range of overhead press and drawer units, integrated fridge freezer, integrated dishwasher, bowl and a half stainless steel sink unit, centre island with marble worktop, stainless steel oven

with four ring ceramic hob and extractor over, tiled floor, tiled splashback, picture windows overlooking rear and side and door leading to

**Utility Room:** 1.7m x 2.4m (5'7" x 7'10") fitted with a range of overhead press and drawer units, plumbed for washing machine and dryer, single drainage stainless steel sink unit, gas fired boiler, tiled floor, tiled splashback and door to

**Downstairs wc:** comprising pedestal whb, wc and tiled floor

### Upstairs

**Bedroom 1:** 4.65m x 4m (15'3" x 13'1") with an excellent range of built in fitted wardrobes, patio doors leading to a Juliet balcony

Ensuite: comprising large double shower, cabinet wash hand basin, wc, tiled floor, part tiled walls, window to side and heated towel rail

**Bedroom 2:** 3.7m x 3.2m (12'2" x 10'6") with window overlooking rear, built in fitted wardrobes and door to

**Ensuite:** comprising wc, corner shower, pedestal whb, tiled floor,

part tiled walls and window to rear

**Bathroom:** comprising pedestal wash hand basin, wc, bath with electric shower over, tiled floor and part tiled walls

**Bedroom 3:** 3m x 3m (9'10" x 9'10") with windows overlooking rear and built in fitted wardrobes

**Bedroom 4:** 3.9m x 3.8m (12'10" x 12'6") with windows overlooking rear and built in fitted wardrobes

**Bedroom 5:** 3.8m x 3.2m (12'6" x 10'6") with window to front

**To the Rear:** To the rear there is a private and secluded garden with large patio, timber deck, lawn area, timber Barna shed and gated side access.

## BER Information

BER: B3. BER No: 118486190

EPI: 134.88 kWh/m<sup>2</sup>/yr.

## Eircode

D18 YT93





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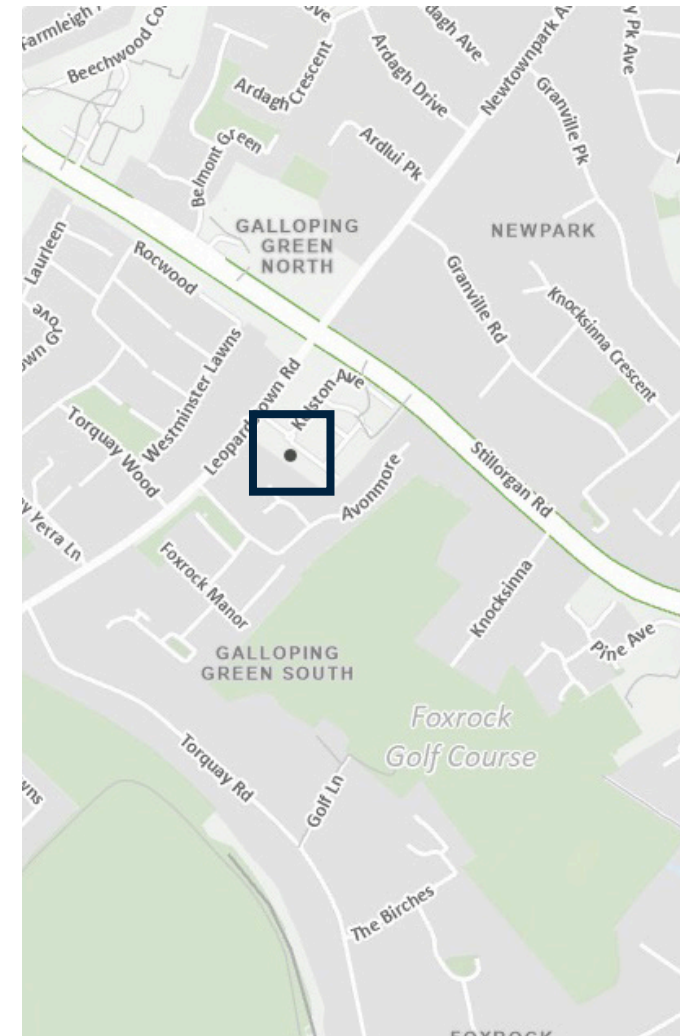
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



Ground Floor



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