



'Annamoe', Hainault Road, Foxrock, Dublin 18.

 **HUNTERS**
ESTATE AGENT

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BER **B2**





For Sale by Private Treaty

Hunters Estate Agent are honoured and delighted to present to the market this truly superb and outstanding family home.

'Annamoe', designed by the renowned architect Paul Brazil, boasts elegance, luxury and charm and is captivating in terms of its light filled interiors, extending to c. 305 sq.m. / 3,281 sq.ft. and it's luxurious interiors carefully selected by the present owners to enhance the architectural merits of the property. This luxurious residence delights the eye as the graceful accommodation flows from room to room and floor to floor providing for all that a discerning purchaser requires in a family home for a balanced living experience and entertaining.

The exacting standards of the interiors have been carried through to the immaculate gardens laid out with extensive patio areas and a private, sunny, south west facing rear garden stretching to approx. 90 ft. in length. This tranquil setting is bordered by mature high hedging, mature trees, shrubs, herbaceous borders and flowering beds.

Nestled on the tree lined Hainault Road, 'Annamoe' is but a leisurely stroll to the bijou eateries and shops in Foxrock village. Sporting facilities at Foxrock Golf Club, Leopardstown Race Course and Carrickmines Lawn Tennis Club provide family enjoyment. A host of renowned schools are within the catchment area and easy access to a number of destinations is provided by the N11 (QBC), the M50 and the LUAS.

Viewing is highly recommended.

SPECIAL FEATURES

- » Presented in excellent order
- » Tastefully appointed throughout
- » Light filled interiors extending to c. 305 sq.m / 3,281 sq.ft.
- » Electronic gates
- » Eircom monitored alarm system
- » Fire alarm system
- » Quality sanitary wear
- » Underfloor heating on ground and first floor
- » Solid oak doors
- » Brushed chrome switch plates
- » Central vacuum system
- » Smart homes audio & TV system
- » Audio/video intercom system
- » Concrete ceilings between ground and first floor
- » Landscaped gardens
- » Fitted carpets, blinds, light fittings and kitchen appliances included in the sale.



ACCOMMODATION

ENTRANCE HALL

6.70m(22'0") x 1.50m(4'11")
+ (4 x 2.2). Attractive ceiling coving and solid Hungarian smoked oak floor. Picture light fittings and recessed lighting. Double doors to:-

DRAWING ROOM

7.40m(24'3") x 4.60m(15'1")
Measured into feature bay window. Feature marble fireplace with slate inset and slate hearth. Attractive ceiling coving, recessed lighting and solid Hungarian smoked oak floor. French doors to the patio and gardens.

LIVING ROOM

5.80m(19'0") x 3.60m(11'10")
Feature marble fireplace with slate inset and slate hearth. Attractive ceiling coving, recessed lighting and solid Hungarian smoked oak floor.

GUEST WC

2.20m(7'3") x 1.50m(4'11")
Quality Duravit white suite incorporating a wash hand basin in vanity unit with marble surround, illuminated wall mirror and a wall hung WC. Polished marble tiles.

KITCHEN/DINING/FAMILY AREA

FAMILY AREA

5.60m(18'4") x 2.60m(8'6")
Attractive ceiling coving, recessed lighting and Travertine tiled floor. French doors to patio and garden.

KITCHEN/DINING AREA

7.70m(25'3") x 4.90m(16'1")
Superb range of hand painted bespoke fitted units designed by Allwood, incorporating worktop areas with Dupont Zodiac surround. Quality appliances incorporating a Britannia 6 ring range and double oven, concealed Britannia extractor fan, Neff electric oven and integrated dishwasher, and Liebherr wine cooler and integrated fridge. Feature island unit with Dupont Zodiac top and a Blanco double sink with an insinkerator. Handcrafted fitted larder unit. Polished Travertine tiled floor and recessed lighting. French doors to patio and garden.

UTILITY

Superb range of bespoke hand painted fitted units incorporating worktop areas with tiled surround and a Blanco sink unit and a Zanussi washing machine and dryer. Attractive ceiling coving, recessed lighting and a Travertine tiled floor. Door to side passage.

STAIRCASE TO FIRST FLOOR

LANDING

5.30m(17'5") x 2.10m(6'11")
+ (2.6 x 2.4). Approached by a solid oak staircase with recessed lighting. Walk in linen cupboard. Recessed lighting.

MASTER SUITE

6.80m(22'4") x 4.10m(13'5")
Feature bay window, attractive ceiling coving and recessed lighting. Range of wall to wall fitted wardrobes.

ENSUITE

A white Duravit suite incorporating a fully tiled Grohe power shower, wash hand basin in vanity unit and marble surround, heated towel rail, wall to wall mirrors and a wall hung WC. Recessed lighting and tiled floor.

BEDROOM 2

5.60m(18'4") x 5.40m(17'9")
Superb range of fitted wardrobes and shelving units. Feature port hole window, ceiling coving and recessed lighting.

ENSUITE

A white Duravit suite incorporating a fully tiled Grohe power shower, Grohe bath with tiled surround, wash hand basin in vanity unit and marble surround, heated towel rail, wall to wall mirrors and a wall hung WC. Recessed lighting and tiled floor.

BEDROOM 3

3.50m(11'6") x 3.50m(11'6")
Superb range of fitted wardrobes, attractive ceiling coving and recessed lighting.

BEDROOM 4

4.60m(15'1") x 2.81m(9'3")
Feature port hole window, attractive ceiling coving and recessed lighting. Walk in wardrobe.

BATHROOM

2.30m(7'7") x 2.30m(7'7")
A white Duravit suite incorporating a fully tiled Grohe power shower, Grohe bath with tiled surround, wash hand basin in vanity unit and marble surround, heated towel rail, wall to wall mirrors and a wall hung WC. Recessed lighting and tiled floor.

STAIRCASE TO SECOND FLOOR

LANDING

3.20m(10'6") x 1.80m(5'11")
Remote controlled Velux window. Understairs storage incorporating the Smart Homes system. Audio/Video intercom.

BEDROOM 5

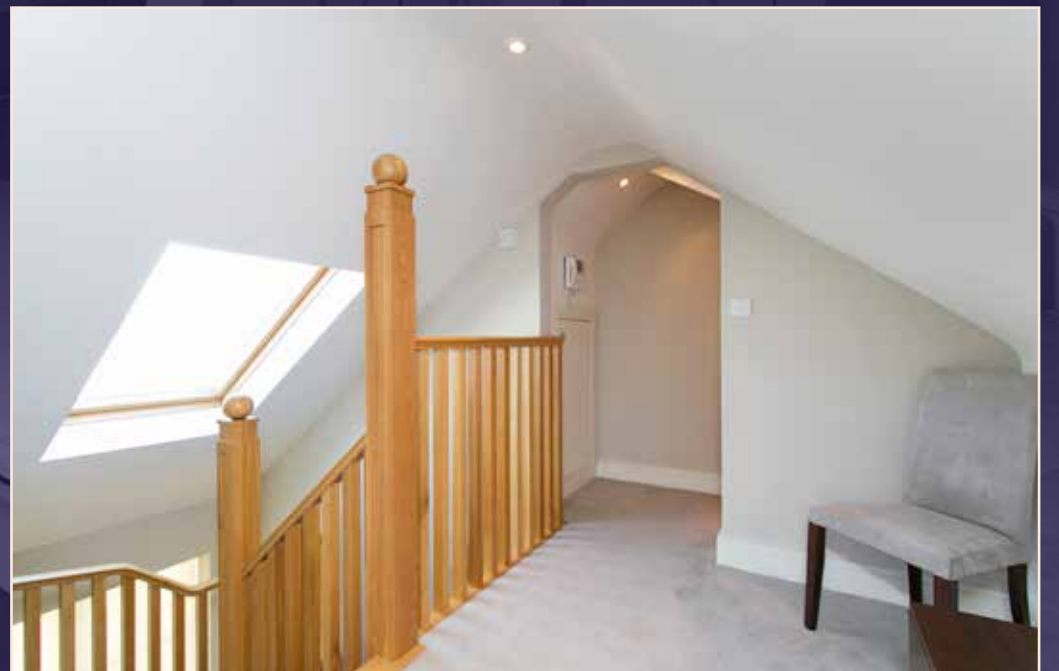
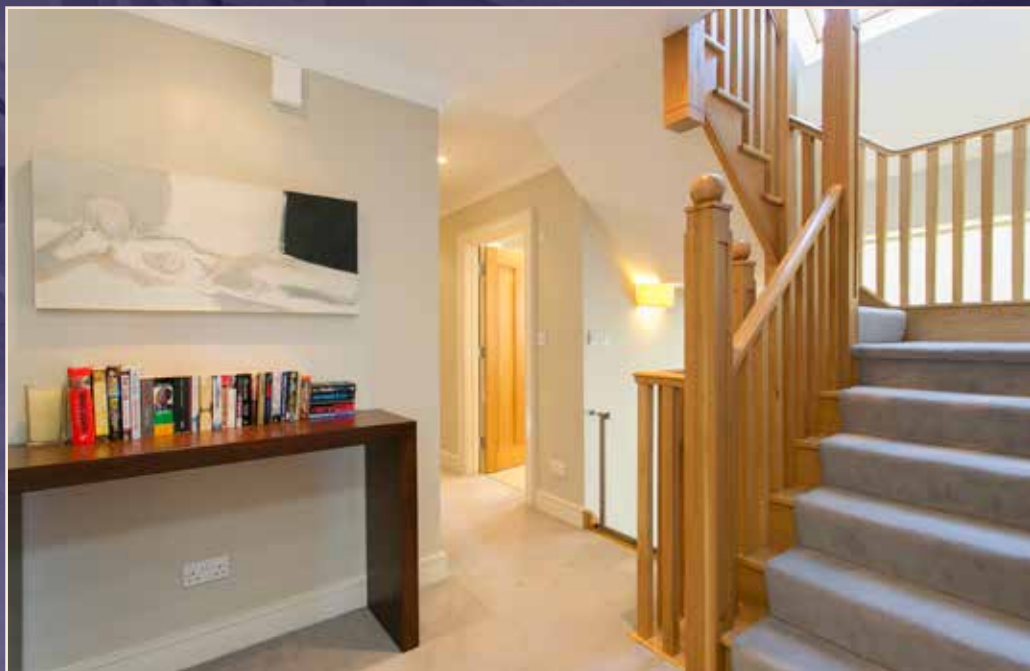
4.50m(14'9") x 3.70m(12'2")
Recessed lighting.

ENSUITE

2.30m(7'7") x 2.00m(6'7")
White Duravit suite incorporating a bath with tiled surround, wall hung wash hand basin, wall mirror, heated towel rail and WC. Feature wall light fittings, recessed lighting and tiled floor.

STORAGE ROOM

3.40m(11'2") x 2.90m(9'6")
Recessed lighting.







GARDEN SHED

Incorporating HE Baxi gas boiler, Cyclovac vacuum system and the pressurised water tank.

OUTSIDE

The front of the property is approached via electronic gates, affording off street parking for a number of cars, and is laid out with a gravel area bordered by laurel hedging and a raised flower bed with mature trees. The dual side access leads to the tranquil setting of the private, sunny, south west facing patio and garden extending to approx. 90ft in length. The garden boasts an extensive patio area, ideal for al fresco suppers, and a raised lawn area bordered by mature high hedging, specimen trees and flower beds.

VIEWING

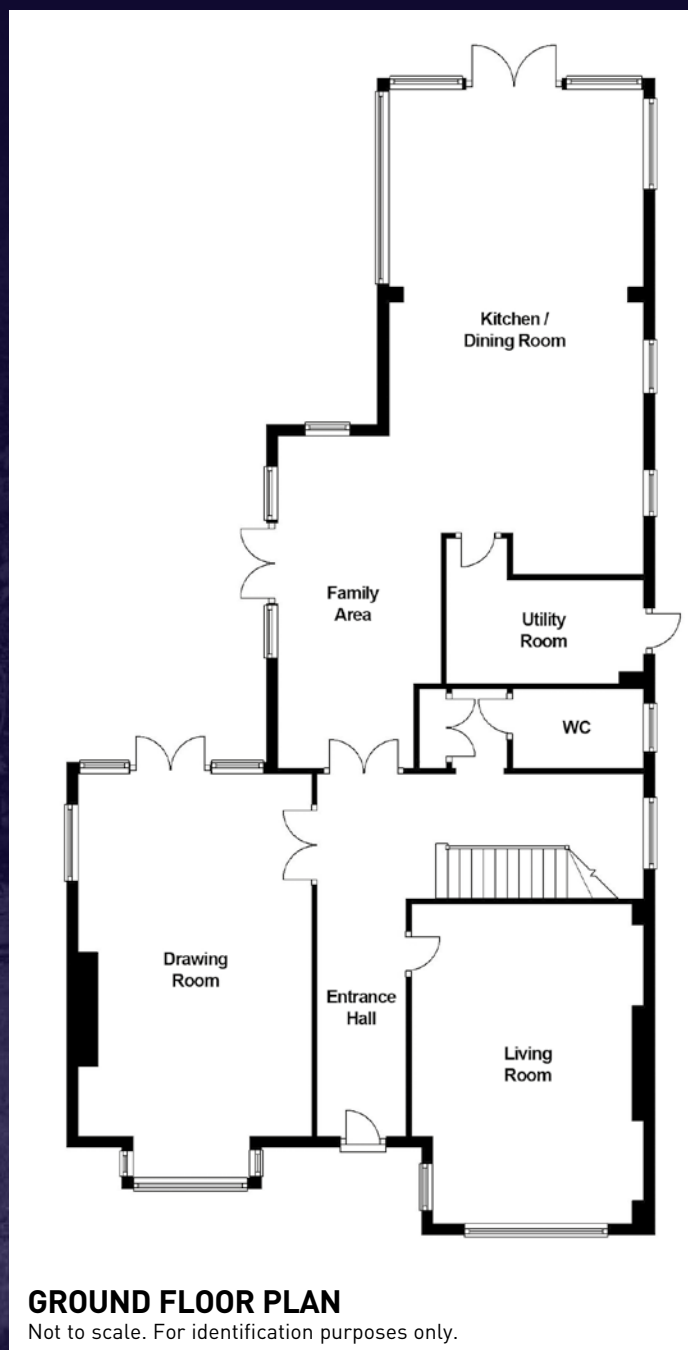
Strictly by appointment with the sole selling agents.

BER Details:

BER: B2

BER Number: 100320357

Energy Performance Indicator: 114.82 kWh/m²/yr



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