



2 Hainault Drive, Foxrock, Dublin 18.

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this extremely bright and spacious three bedroom detached family home extending to 162sq.m / 1,744sq.ft, situated in this quiet much sought after development. The property has been well maintained and upgraded throughout and provides ample living space on the ground floor, three double bedrooms (one ensuite) study/nursery and bathroom on the first floor.

There is off street car parking to the front and a side entrance to the most appealing rear garden which enjoys a raised patio with steps leading down to a lawned garden which is bordered by herbaceous borders stocked with a variety of shrubs, plants, trees and mature hedging. There is a boiler house/utility room plumbed for washing machine and a garage.

Hainault Drive is located just off the N11 and is within a leisurely stroll of all the amenities of Cabinteely, Cornelscourt and Foxrock Villages, with ample shopping, local eateries, public library and excellent transport links at hand. The Luas stop at Carrickmines is within easy access, as is the QBC and the M50. Local schools within very easy access include St Brigid's and Holly Park Girls and Boys national schools, Loreto Foxrock Girls senior school, Clonkeen Boys senior school, with Blackrock College, Sion Hill and UCD a short commute away. There are a number of local Montessori schools and creches also close at hand.

## SPECIAL FEATURES

- » Bright and generously proportioned accommodation throughout
- » Most appealing rear garden
- » Off street parking
- » Close to excellent transport links
- » Oil fired central heating
- » Quiet mature setting
- » Close proximity to Cabinteely Park, shopping and schools
- » Extending to 162sq.m (1,744sq.ft)









# ACCOMMODATION

## ENTRANCE HALL

4.4m (14’4”) x 2.87m (9’4”)  
Solid oak floor, ceiling coving.

## LIVINGROOM

6.51m (21’3”) x 3.62m (11’8”)  
Raised open fireplace with slate hearth and timber mantle, t.v. point, ceiling coving, solid oak floor.

## FAMILY ROOM

4.09m (13’4”) x 3.16m (10’3”)  
Stripped and polished timber floor, ceiling coving, built-in unit with shelving, storage and desk, t.v. point.

## KITCHEN/DINING

6.55m (21’4”) x 4.19m (13’7”)  
Range of fitted units, worktop, stainless steel sink unit, tiled splash-back, stand alone cooker, extractor fan over, plumbed for dishwasher, provision for fridge and freezer, solid oak floor, door to side and double doors to patio and garden.

## GUEST W.C.

2.1m(6’8”) x 1m(3’2”)  
W.C., pedestal wash hand basin, fitted mirror over, solid oak floor.

## GARAGE

5.26m(17’2”) x 2.48m(8’1”)  
Fitted shelving and door to garden.

## STAIRCASE TO FIRST FLOOR

## LANDING

4.25m (13’9”) x 1.77m (5’8”)  
Hatch to attic

## BEDROOM 1

3.89m (12’7”) x 3.87m (12’6”)  
Double bedroom, ceiling coving, recessed lighting, fitted timber bedside shelves.

## WALK-IN WARDROBE

2.59m(8’4”) x 1.59m(5’2”)  
Ample hanging space and fitted shelving.

## ENSUITE SHOWER ROOM

2.32m(7’6”) x 1.62m(5’3”)  
Step in shower unit with mira event electric shower, w.c., pedestal wash hand basin, fitted mirror and light over, panelled walls, ceiling coving, recessed lighting.

## BEDROOM 2

3.95m (12’9”) x 3.85m (12’6”)  
Double bedroom, built-in wardrobes, recessed lighting.

## BEDROOM 3

4.13m (13’5”) x 2.6m (8’5”)  
Double bedroom, built-in wardrobes, stripped and polished timber floor, recessed lighting.

## NURSERY/STUDY

3.76m(12’3”) x 3.03m(9’9”)  
Built-in wardrobes, recessed lighting.

## BATHROOM

2.48m (8’1”) X 1.65m (5’4”)  
Bath with shower attachment over, w.c., pedestal wash hand basin, light over, fully tiled walls and tiled floor.

## HOTPRESS

Walk-in hotpress with immersion and shelving.



OUTSIDE

To the front the property is approached by a driveway bordered by mature planting enjoying a variety of shrubs, plants, trees and hedging. A side entrance leads to the most appealing rear garden which extends to 21.6m (70'8") long x 10.5m (34'4") wide with a raised paved patio with steps leading down to a lawned garden bordered by well stocked flowerbeds with a variety of shrubs, plants, trees and hedging. There is also a garage and boiler house/utility room.

BER DETAILS

BER: F  
BER Number: 107699050  
Energy performance rating: 447.92 kWh/m2/yr

DIRECTIONS

Travelling up Cornelscourt Hill (towards Carrickmines), take the third right hand turn into Kerry Mount Rise and your next right and next left hand turn into Hainault Drive, the house is on your right hand side.

VIEWING

Strictly by prior appointment with sole selling agents,  
Hunters Estate Agent, Foxrock.  
Ph: 01 289 7840  
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FLOORPLANS

Not to Scale. For Identification Purposes Only.

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