



15 Holmwood, Brennanstown Road,  
Cabinteely, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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BER D1









# For Sale by Private Treaty

Hunters Estate Agent are truly delighted to present to the market this most appealing detached four-bedroom family home situated in a superb location, but a leisurely stroll from Cabinteely village.

15 Holmwood is an exceptionally bright and well balanced property, extending c.160 sq.m /1,722sq.ft of generously proportioned accommodation throughout comprising of a spacious entrance hallway, two interconnecting reception rooms, a kitchen/breakfast room with double doors out to the patio and garden, a utility room, family room and guest w.c. complete the accommodation at this level. A staircase leads up to the landing off which there is a master suite incorporating a walk-in wardrobe and ensuite shower room, three further double bedrooms (one ensuite) and family bathroom.

The property enjoys an enviable position located in a quiet cul de sac in this sought after development. There are dual entrances accessing the rear garden extending to 13.4m long x 12.5m wide. There is a large timber deck leading to a raised lawn and enjoys a westerly aspect.

Holmwood is a most sought after development in the heart of Cabinteely, conveniently located close to a host of amenities in nearby Cabinteely, Cornelscourt and Foxrock villages, Dundrum Town Centre, Blackrock and Dun Laoghaire are also within easy reach offering several shopping centres, an array of specialist shops, restaurants, coffee shops and delis.

The area also benefits from many recreational amenities including Cabinteely Park which is adjacent to the development, various local tennis, rugby, GAA and golf clubs and marine activities in nearby Dun Laoghaire. Some of Dublin's finest primary and secondary schools are within easy reach including St Brigid's and Hollypark national schools, Loreto

Foxrock, Mount Annville, St. Andrews College, Willow Park and Blackrock College to name but a few.

Excellent transport links are close by including the QBC, N11, M50 and the LUAS green line at Carrickmines providing ease of access to and from the city centre and surrounding areas.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Superbly proportioned detached family home
- » Enjoying bright and spacious accommodation throughout
- » Cobble-lock off street parking for two cars
- » Most appealing garden enjoying a westerly aspect extending to 13.4m long x 12.5m wide
- » Double glazed throughout
- » Gas fired central heating
- » Security alarm system
- » Accommodation extends to approximately 160 sq.m /1,722sq.ft.



# ACCOMMODATION

## ENTRANCE HALL

5.02m (16'5") x 1.98m (6'5")  
Front door with feature stained glass, ceiling coving, digital alarm panel, under stairs storage and porcelain tiled floor.

## DRAWING ROOM

4.62m (15'1") x 4.18m (13'8")  
Timber mantelpiece and slate insert and hearth with fitted electric fire, bay window, t.v point and double doors to:

## DINING ROOM

4.11m (13'5") x 3.36m (11')  
Laminate floor, window overlooking the rear garden.

## KITCHEN

6.09m (19'11") x 3.71m (12'2")  
Range of built-in units, integrated sink unit, polished granite worktops, tiled splashbacks, double oven, four ring gas hob, integrated fridge freezer, dishwasher, ceiling coving and tiled floor.

## UTILITY ROOM

2.07m (6'9") x 1.55m (5'1")  
Built-in units, worktop, stainless steel sink unit, tiled splash-back, plumbed for washing machine and tumble dryer, gas fired boiler and tiled floor.

## GUEST W.C

1.41m (4'7") x .75m (2'5")  
W.c, wash hand basin, partly tiled walls, tiled floor and extractor fan.

## HOTPRESS

With immersion and ample shelving.

## FAMILY ROOM

4.54m (14'10") x 2.92m (9'6")  
Ceiling coving, t.v. point.

## STAIRCASE TO FIRST FLOOR

## LANDING

2.98m (9'9") x 2.38m (7'9")  
Roof light, ceiling coving.

## MASTER BEDROOM

3.83m (12'6") x 3.35m (10'11")  
Bay window, fitted mirrored wardrobe, laminate floor, t.v. and phone points and ceiling coving.

## WALK-IN WARDROBE

2.08m (6'9") x 1.62m (5'3")  
Ample storage and laminate floor.

## ENSUITE SHOWER ROOM

2.09m (6'10") x 1.5m (4'11")  
Tiled shower unit, w.c, pedestal wash hand basin, partly tiled walls, tiled floor, ceiling coving.

## BEDROOM 2

3.40m (11'1") x 3.31m (10'10")  
Built-in wardrobes, laminate floor, t.v point, ceiling coving.

## BEDROOM 3

3.55m (11'7") x 2.83m (9'3")  
Built-in wardrobes, stripped and polished timber floor, ceiling coving.

## BEDROOM 4

4.23m (13'10") x 2.97m (9'8")  
Built-in wardrobes, t.v point, laminate floor.

## ENSUITE SHOWER ROOM

2.17m (7'1") x 1.5m (4'11")  
Step-in tiled shower unit, w.c., vanity unit with wash hand basin, recessed shelving, tiled floor.

## BATHROOM

2.83m (9'2") x 2.2m (7'2")  
Bath with shower attachment, w.c, bidet, pedestal wash hand basin, light over, partly tiled walls, tiled floor, ceiling coving and fitted storage.

















## OUTSIDE

The front of the property is approached by a cobble-lock drive, affording off street parking for two cars and a lawn bordered by mature hedging. The dual side passages lead to the private landscaped sunny westerly facing rear garden, extending to approximately 13.4m Long x 12.5m Wide (43’11” x 41’). To the rear, there is a large timber deck perfect for al fresco dining that leads onto a raised lawn area.

## BER DETAILS

BER: D1  
BER Number: 108886490  
Energy Performance Indicator: 252.63 kWh/m2/yr

## DIRECTIONS

Travelling from Cabinteely Village, proceed down Brennanstown Road, take your first right hand turn into Lambourne Wood, drive straight on into Holmwood, turn left and drive straight on. No. 15 is on your right hand side in a small cul de sac.

## VIEWING

By prior appointment through sole selling agent, Hunters Estate Agent, Foxrock.

Ph: 01 289 7840  
Email: foxrock@huntersestateagent.ie

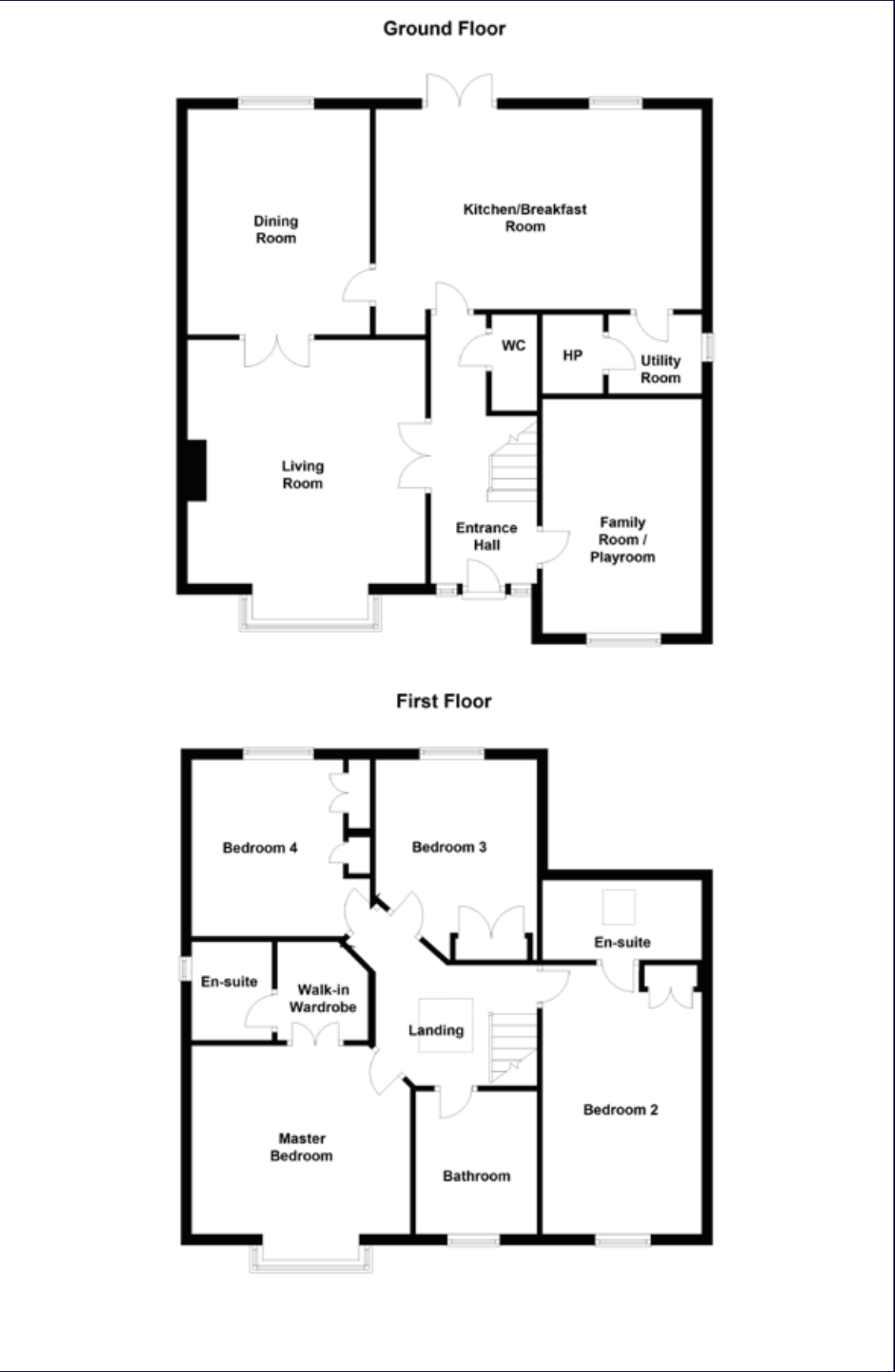


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