



Stafford Lodge, Glenamuck Road South,  
Carrickmines, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent is delighted to present this substantial detached family home to the market. This imposing family home sits on c. 0.28 hectares and extends to approximately 309 sqm / 3,330 sqft and offers well proportioned light filled accommodation set over two levels.

Upon entering Stafford Lodge you are greeted by an exceptionally bright sun room with double doors to a large kitchen/breakfast room which leads into the dining room off which a lobby leads to a garden room with double doors to the substantial gardens. An internal hallway provides access to the master bedroom (with dressing room and ensuite), a family room, drawing room and guest w.c. Upstairs comprises three well sized bedrooms and main family bathroom.

Stafford Lodge enjoys a most appealing and tranquil setting, sitting on c. 0.28 hectares / 0.7 acres, offering superb potential to further develop the house and site, subject to planning permission, or to refurbish the existing property. The property is approached by a long, private driveway. The gardens are bordered by mature hedging and boast manicured lawns and well stocked borders offering a variety of shrubs, plants and trees. A raised patio area overlooks the gardens which enjoy a sunny south westerly aspect, perfect for al fresco dining. There is ample secure parking.

Stafford Lodge is located off Glenamuck Road South, a short stroll from the villages of Foxrock, Cornelscourt and Cabinteely, which offer a selection of boutique shops, eateries, delis, galleries and a public library. The stunning Cabinteely Park is very nearby offering beautiful walks, playing fields, playground and a coffee shop. Dundrum Town Centre, Stillorgan and Blackrock shopping centres are also close by offering a wide array of shopping and leisure choices, including a theatre and cinemas. Carrickmines retail park is a 2 minute drive away.

Sports and recreational amenities including local tennis, football, rugby, GAA and golf clubs are all within very easy reach. Horse riding, mountain biking and hill walking are all available in the nearby Dublin Mountains with marine activities accessible in Dun Laoghaire, a 10 minute drive away.

Some of Dublin's finest primary and secondary schools are within easy reach including St Brigids and Holly Park national schools, Loreto College Foxrock, Mount Anville, St. Andrews College, Willow Park and Blackrock College and Clonkeen College amongst them.

Stafford Lodge enjoys excellent transport links. The LUAS at Carrickmines is less than a minutes' walk away. The M50 (exit 15) allows access country wide and the N11 (QBC) offers speedy access to the city centre and beyond.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Superb potential to refurbish / further develop (subject to necessary planning permission)
- » Well presented detached family home on c. 0.28 hectares / 0.7 acres
- » Most appealing south westerly garden
- » Gated driveway with ample secure parking
- » Gas fired central heating
- » Security alarm system
- » Accommodation extends to approximately 309sqm/3,330 sqft
- » Excellent transport links – LUAS, N11 (QBC) and M50
- » Top rated junior and senior schools close by
- » Many sports and recreational amenities in vicinity



# ACCOMMODATION

## SUN ROOM

4.9m X 4.54m (16' X 14'10")  
Tiled floor, recessed lighting.

## RECEPTION HALLWAY

9.73m X 2.38m (31'11" X 7'9")  
Under stairs storage, alarm panel, ceiling cornicing and centre rose.

## KITCHEN/ BREAKFAST ROOM

6.8m X 2.54m (22'3" X 8'3")  
Range of fitted units, worktop, 1 ½ sink unit, 4 ring electric hob with extractor fan over, double oven with extractor fan over, plumbed for dishwasher, tiled splashback, tiled floor, recessed lighting. Double doors to:

## DINING ROOM

4.75m X 4.88m (into bay) (15'7" X 16')  
Ceiling coving, door to hallway.

## LOBBY

1.7m X 1m (5'6" X 3'3")  
Fitted storage, walled mounted gas fired boiler.

## GARDEN ROOM

6.54m X 2.68m (21'5" X 8'9")  
Wall to wall fitted cabinet with ample storage, pine panelled ceiling, tiled floors double doors to patio and gardens.

## DRAWING ROOM

8.96m x 4.07m (29'4" X 13'4")  
Marble fireplace with marble inset, slate hearth and fitted gas fire, ceiling coving, wall lighting, double doors to raised timber deck and triple aspect overlooking gardens.

## CLOSET

1.17m X 1.53m (3'10" X 5')  
Fitted shelving, countertop with stainless steel fitted sink.

## SITTING ROOM

3.93m X 3.79m (12'10" X 12'5")  
Ceiling coving, timber fireplace, marble inset, slate hearth, fitted gas fire and double doors to timber deck.

## W.C

2.24m X 1.23m (7'4" X 4')  
Pedestal wash hand basin, w.c.

## MASTER SUITE/ BEDROOM 1

7.6m X 3.78m (24'11" X 12'4")  
Dressing area with range of fitted wardrobes, dual aspect.

## ENSUITE SHOWER ROOM

2.36m X 1.85m (7'8" X 6')  
Tiled shower unit, pedestal wash hand basin with mirror over, w.c., fully tiled walls, tiled floor and recessed lighting.

## STAIRCASE TO 1ST FLOOR

## LANDING

2.93m X .97m (9'7" X 3'2") + 3.92m X 1.16m (12'10" X 3'9")  
Hotpress with immersion, timer and shelving.

## BEDROOM 2

4m X 3.3m (13'1" X 10'9")  
Range of under eaves storage, recessed wardrobe, window overlooking gardens.

## BEDROOM 3

3.5m X 3.54m (11'5" X 11'7")  
Recessed shelving, window overlooking gardens. Arch to:

## DRESSING ROOM

3.62m X 2.14m (11'10" X 7')  
Range of built in wardrobes, under eaves storage, Velux window.

## BEDROOM 4

3.92m X 2.37m (12'10" X 7'9")  
Window overlooking gardens.

## BATHROOM

3.67m X 2.55m (12' X 8'4")  
Excellent storage, bath, vanity unit with wash hand basin, storage under, mirror and light over, w.c., bidet, Velux window, under eaves storage.



## OUTSIDE

The property enjoys a most tranquil setting benefitting from a south westerly aspect. A long driveway bordered by manicured lawns with well stocked borders planted with a variety of shrubs, plants and trees surround most imposing property and offers secure parking for several cars.

## DIRECTIONS

Travelling from Foxrock Village, proceed down Brighton Road to the traffic lights. Turn right onto Glenamuck Road South and Stafford Lodge is located approximately 150m down on the left hand side.

## BER DETAILS

BER: E1  
BER Number 103796413  
Energy Performance Rating: 336.37 kWh/m<sup>2</sup>/yrs.

## VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Foxrock on

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