



9 Cairnbrook, Glenamuck Road South,
Carrickmines, Dublin 18

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER B2





For Sale by Private Treaty

Hunters Estate Agent is truly honoured to present this substantial detached family home extending to approximately c.254 sq.m/ 2,730 sq.ft to the market. The property is superbly presented enjoying exceptionally bright and spacious accommodation throughout and a most appealing position overlooking a green to the front. Cairnbrook is an exclusive development of luxurious detached family homes and apartments located in this convenient location tucked away off the Glenamuck Road South in the heart of Carrickmines.

The property is approached by a gated gravelled driveway with ample and secure off street parking. The front of the property is bordered by mature hedging and well stocked borders. Upon entering the property one is greeted by a gracious reception hall enjoying immense light and a double height ceiling. To the right lies the elegant drawing/dining room with feature bay window and double doors leading to the exceptionally well-appointed open plan kitchen/dining/living room overlooking the south facing garden. The kitchen is fitted to an extremely high standard incorporating streamlined units, Quartz worktops, large island and a range of integrated quality Siemens appliances. There is a utility room off the kitchen with excellent storage and a door to the side. A playroom with a dual aspect and guest w.c. complete the accommodation at this level.

A staircase leads up to a large gallery landing overlooking the hallway beneath. There are five double bedrooms and family bathroom at this level. The large master bedroom to the front of the house enjoys an ensuite bathroom. Two further bedrooms have ensuite shower rooms and all benefit from high quality built-in wardrobes, sanitary ware and accessories. There is also a large family bathroom and access to the attic.

This property is within close proximity of Foxrock, Kiltarnan and Stepside villages offering various specialist shops, cafes, restaurants and Carrickmines Retail Park enjoying a variety of retail outlets. Sporting enthusiasts can avail of local amenities at Carrickmines Lawn Tennis Club, Leopardstown Racecourse, Foxrock Golf Club, Leopardstown Golf Centre, Wayside Football Club and Westwood Gym, with marine activities in nearby Dun Laoghaire. Some of Dublin's finest primary and secondary schools and colleges are within easy

reach including St Brigid's and Hollypark national schools, Loreto College Foxrock, Mount Anville, St. Andrews College, Willow Park and Blackrock College, to name but a few. University College Dublin is a short drive away.

The location also benefits from excellent transport links including the M50, LUAS, various bus services and the nearby N11 allowing ease of access to the city centre and surrounding area.

Viewing is highly recommended.

SPECIAL FEATURES

- » Substantial detached family home superbly presented throughout.
- » Rooms of generous proportions and extending to 254sq.m/ 2,730 sq.ft.
- » Exceptionally well located within a quiet cul-de-sac with this much sought after development.
- » Superbly appointed kitchen with feature island unit.
- » Gas fired central heating.
- » Double glazed hardwood windows.
- » Electric gate with ample off street parking.
- » Smart homes t.v., broadband and music system throughout
- » Security alarm and video intercom system
- » Mature landscaped south facing garden with herbaceous borders
- » Excellent transport links (Luas/ M50/N11)

ACCOMMODATION

ENTRANCE HALL

6.93m (22'7") x 3.1m (10'1")

Double height ceiling, recessed lighting, ceiling coving, digital alarm panel, radiator cover and tiled floor.

DRAWING/DINING ROOM

8.73m (28'6") x 4.86m (15'9")

Polished sandstone fireplace with open fire with freestanding grate, ceiling coving, recessed lighting, bay window, t.v point, hardwood walnut floor.

KITCHEN/DINING

11.38m (37'3") x 5.05m (16'5") overall

Fully fitted kitchen with Quartz worktops and feature island unit with 1 ½ bowl integrated sink unit. A range of fitted Siemens appliances to include a double oven, 4 ring halogen hob with extractor fan over, coffee machine, microwave and dishwasher. Bay window at dining area. Recessed lighting, ceiling coving and tiled floor. Door to back garden and door to utility.

UTILITY ROOM

3.21m (10'4") x 1.52m (4'9")

Range of fitted units with Quartz worktop, plumbed for washing machine, tumble dryer, gas fired central heating boiler, recessed lighting, and tiled floor. Door to side.

LIVING AREA

Sandstone fireplace with freestanding wood burning stove, recessed lighting, ceiling coving, solid walnut floor and t.v point, Double doors to paved patio and garden.

GUEST W.C

1.8m (5'9") x 1.42m (4'6")

Vanity unit with wash hand basin, polished marble surround, tiled splash-back, fitted mirror over, recessed lighting, w.c., tiled floor and extractor fan.

PLAYROOM

3.56m (11'6") x 3.08m (10'1")

Ceiling coving, recessed lighting, solid walnut floor, dual aspect and t.v point.

STAIRCASE TO FIRST FLOOR

LANDING

6.76m (22'1") x 2.54m (8'3")

Overlooking hallway and hatch to attic.

MASTER BEDROOM

7m (22'9") x 4.85m (15'9")

Built-in wardrobes, dressing table, t.v. and phone points. Door to

ENSUITE BATHROOM

2.7m (8'8") x 2.68m (8'7")

Bath with shower attachment over, separate tiled shower unit, vanity unit with twin wash hand basins, polished marble surround, fitted mirror over, w.c, heated towel rail, part tiled walls, tiled floor and recessed lighting.

BEDROOM 2

3.77m (12'3") x 3.67m (12')

Built-in wardrobes, t.v. and phone points. Door to

ENSUITE SHOWER ROOM

1.58m (5'1") x 1.32m (4'3")

Tiled shower unit, vanity unit with wash hand basin, polished marble surround, fitted mirror over, w.c, heated towel rail, part tiled walls, tiled floor and recessed lighting.

BEDROOM 3

5.03m (16'4") x 4.02m (13'1")

Range of built-in wardrobes, t.v and phone points. Door to

ENSUITE SHOWER ROOM

2.34m (7'9") x 1.16m (3'8")

Tiled shower unit, vanity unit with wash hand basin, polished marble surround, fitted mirror over, w.c heated towel rail, part tiled walls, tiled floor and recessed lighting.

BEDROOM 4

3.75m (12'3") x 3.05m (10')

Built-in wardrobes, t.v and phone points.

BEDROOM 5

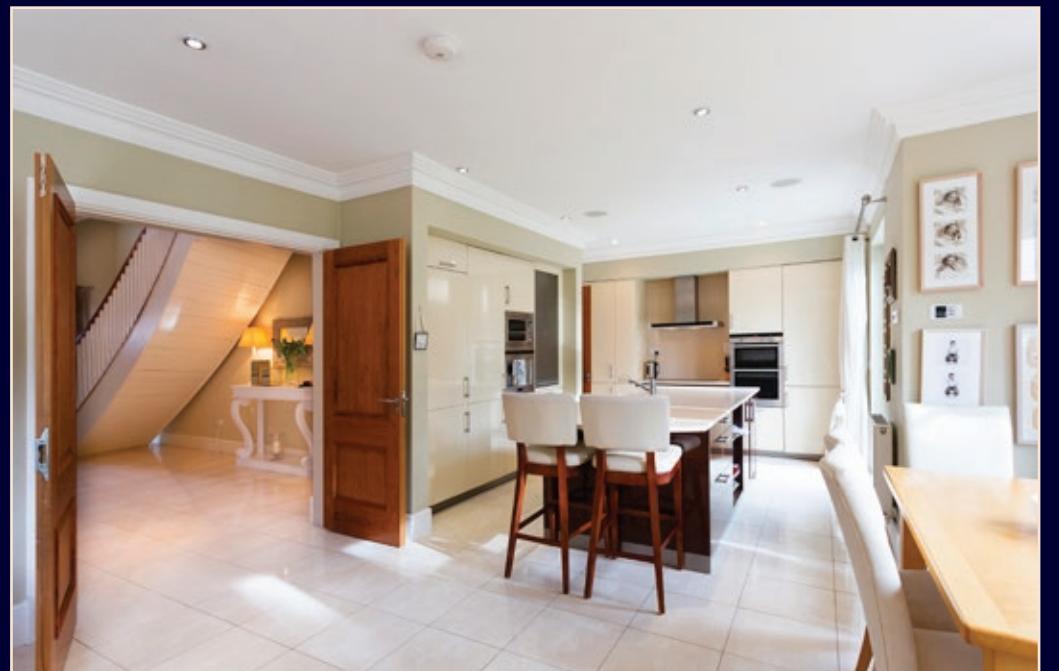
4.37m (14'3") x 3.09m (10'1")

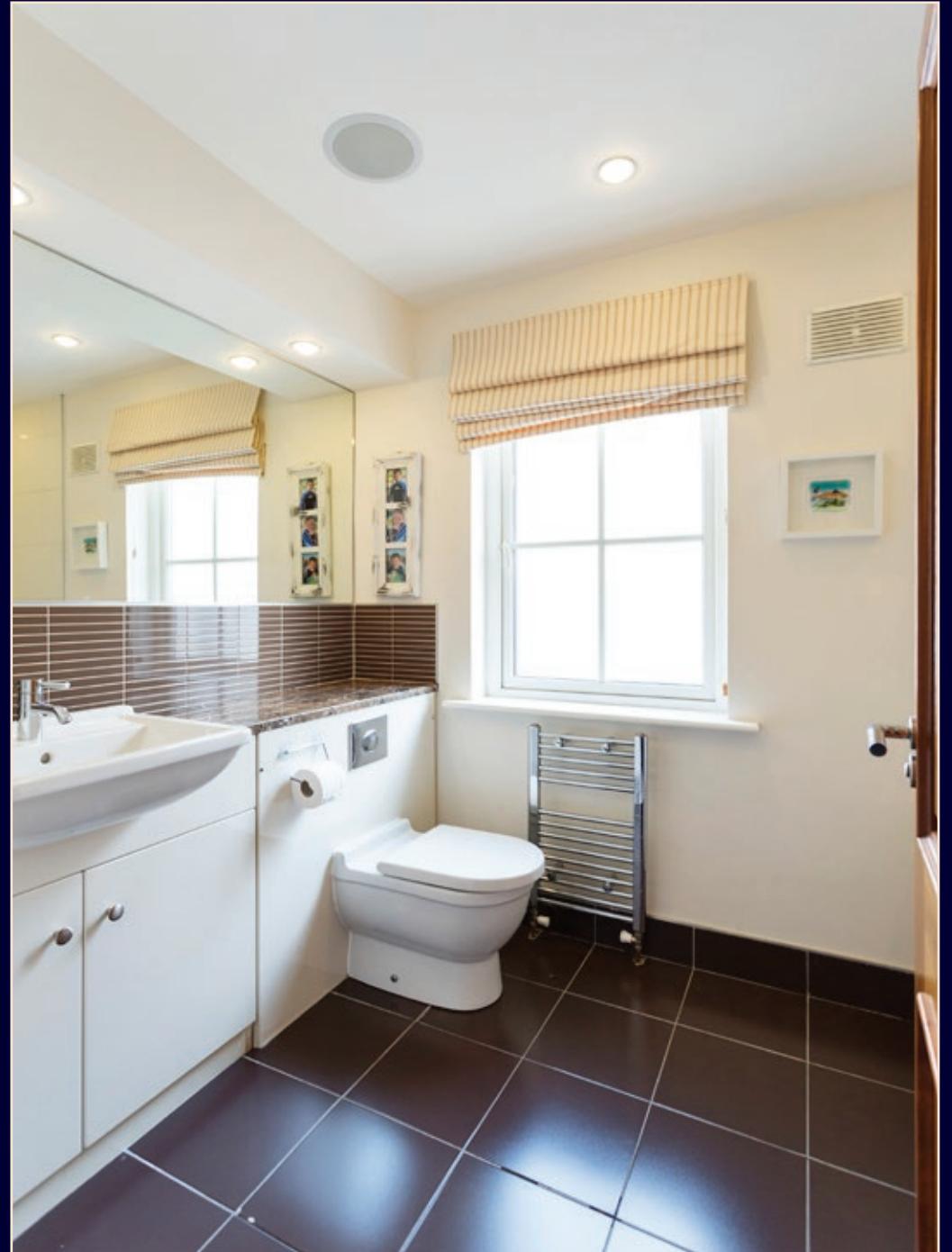
Built-in wardrobes, t.v and phone points.

FAMILY BATHROOM

2.42m (7'9") x 1.84m (6'0")

Bath with shower attachment over, vanity unit with wash hand basin, polished marble surround, fitted mirror over, w.c, heated towel rail, part tiled walls, tiled floor and recessed lighting.







OUTSIDE

The property is approached by a gated gravelled driveway bordered by mature hedging and well-stocked borders. There are dual side entrances leading to the most appealing south facing garden enjoying a high degree of privacy, a paved patio, bordered by a lawn with raised well-planted flowerbeds and a detached garag

GARAGE

5.88m (19'2") x 3.61m (11'8")

With up and over electric door, electric light and fitted shelving.

BER DETAILS

BER: B2

BER Number: 108470543

Energy Performance Indicator: 122.27 kWh/m²/yr

MANAGEMENT COMPANY

Petra Property Management

Phone: 01 293 5103

SERVICE CHARGE

€600 per annum

DIRECTIONS

Travelling southbound on the M50 take the exit for Carrickmines, at the roundabout take the third exit over the M50. At the next roundabout take the second exit and then at the third roundabout take the second exit onto Glanamuck Road South. Take your second turn left into Cairnbrook. Follow the road to the end, veer to the right and the house is located at the top of the cul de sac overlooking the green.

VIEWING

Strictly by appointment with the sole selling agents, Hunters Estate Agent, Foxrock.

Ph: 01 289 7840.

Email: foxrock@huntersestateagent.ie

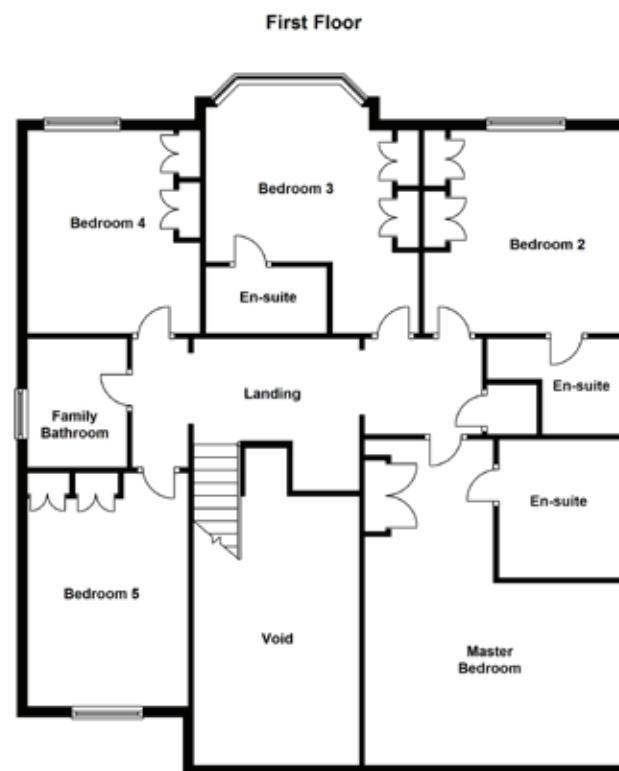
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FLOOR PLANS

Not to scale. For identification purposes only.

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