



2 Fairbrook House, Ballyboden Road,
Rathfarnham, Dublin 14

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER B3





For Sale by Private Treaty

Hunters Estate Agent is delighted to introduce this stunning butterley brick fronted detached family home. The property which is set in a small private enclave was built in 2009 on the site of the old Fairbrook House and was designed by the well-known architect Brian O'Donoghue. Extending to a generous 213sq.m/2,293sq.ft the property has been further upgraded by the owners with the addition of a stunning Newcastle Design kitchen and bespoke built in storage units and window seats. Outside the large west facing rear garden has been landscaped by award winning garden designer Darren Joyce to create a stunning low maintenance retreat ideal for kids with an inset trampoline, artificial lawn, mature specimen planting and a large sun terrace. The three houses in the enclave face out to the Owendoher River and the trees and greenery on its banks give wonderful privacy to the houses. Throughout the property there are generous proportions and a wonderful quality of light due in large part to the sunny aspect and clever use of glazing. Viewing is highly recommended.

Upon entering the property, one is welcomed by an entrance hall with staircase rising to the first floor. To the left one finds a useful playroom/ home office with bay window and bespoke cabinetry and a spacious guest w.c. with built in storage. To the right double doors lead to the large living room with bay window which boasts built in alcove storage units and a marble fire surround with open fire. To the rear the large kitchen/dining/family room is the real heart of the house. Light floods in from the large windows and roof lights. The kitchen area is anchored by the stunning bespoke Newcastle design kitchen with units painted in Stiffkey blue. The large quartz countertop flows around the kitchen and into a breakfast bar while hidden behind the units there is a Liebherr fridge, dishwasher, larder cupboard and magic corner unit. The 1000mm Rangemaster professional electric range cooker will feed a large family with ease and is included in the sale. Off the kitchen there is a well-equipped utility room with built in wall and floor units and the essential sink. There is also a door to the side passage and access to understairs storage space. The dining area flows from the kitchen and runs through to the light filled family area opening to the garden and sun terrace through French doors.

Rising to the first floor one finds a spacious main bedroom with excellent built in wardrobe space, bay window and a well-appointed ensuite. The bedroom looks out to the front of the house and has a lovely sylvan and private aspect. A further three generous bedrooms with built in storage and a well-equipped main bathroom complete the accommodation on this level.

The top floor has the advantage of a large bedroom with both luxuriously appointed ensuite and dressing area and could serve as the main bedroom or alternatively would suit a myriad of alternative uses.

Outside to the rear the stunning west facing garden was landscaped to create a wonderful low maintenance oasis ideal for kids with its inset trampoline. Specimen planting abounds including Cherry Blossom, Bay trees and Buxus topiary. A large sun trap terrace gets the light long into the evening and makes for ideal al fresco entertaining. The property has the great benefit of dual pedestrian gated side access and in addition pedestrian rear access from the lane. There is in addition a

SPECIAL FEATURES

- » Large detached five-bedroom family home
- » Extending to 213sq.m/2,293sq.ft
- » Excellent B3 energy rating
- » Stunning landscaped sunny west facing rear garden by Darren Joyce
- » Bespoke handcrafted kitchen and built in storage by Newcastle design
- » Gas fired central heating
- » Security alarm
- » Cobblelock off street car parking for four cars
- » Superb finish and excellent storage space
- » Double glazed windows throughout and granite sills
- » Close to St Enda's and Marlay parks
- » Walking distance to Rathfarnham
- » Superb public transport links
- » Easy access to the M50 & road network
- » Great schools and childcare on your doorstep
- » Located at the gateway to the Dublin Mountains
- » Close to Rathfarnham, Churchtown, Dundrum, Terenure, Templeogue and Ballinteer

large, compartmentalized shed. To the front there is excellent off-street parking for up to four cars and the smart cobble lock parking area is further complemented by specimen planted beds.

2 Fairbrook House is situated within an exclusive and secluded enclave discreetly tucked away off Ballyboden Road, close to Rathfarnham Village and Ballyroan. There is excellent shopping at Rathfarnham, Ballyroan (Rosemount), Ballinteer, Nutgrove and Dundrum Town Centre is extremely convenient. There is a large selection of both primary and secondary schools including St Mary's, Rathfarnham National, Ballyroan Boys, Coláiste Éanna, St Columba's College, Wesley College, Loreto Beaufort, Taney National School, St. Attracta's, Our Lady's, Holy Cross, Scoil Naithi and Scoil Naomh Pdraig to name but a few. The property is located close to some of the city's best parks including St Enda's and Marlay Park, not to mention the Dublin Mountains on your doorstep with lovely walks at Three Rock, the Hellfire Club and Massy's Wood. Cruagh and Tibbradden are also just up the hill. For the avid golfer, The Grange Golf Club is just around the corner with Edmondstown Golf Club and Rathfarnham Golf Club just up the road. The 61 bus stops just up the road. and the 16,17 and 75 stop is just a short walk away.

ACCOMMODATION

GROUND FLOOR

Entrance hall

5.93m x 1.99m (19'5" x 6'6" max)

Tiled floor, recessed lighting, staircase to first floor, heating control, window blind, double doors to living room.

W.C.

1.95m x 1.72m (6'4" x 5'7")

Tiled floor, recessed lighting, pedestal sink, w.c, built in storage cupboard, Roman blind, mirror, wall light, towel ring.

PLAYROOM

3.45m x 2.56m (11'3" x 8'4" max)

Wooden floor, bespoke built in entertainment unit with cupboard storage and shelving, window seat with built in storage, t.v point, recessed lighting, bay window, Roman blinds.

LIVING ROOM

6.69m x 3.55m (21'11" x 11'7" max)

Wooden floor, marble fire surround and hearth with open fire, bespoke built in alcove storage units with shelving and cupboard space, built in window seat with storage, recessed lighting, bay window, Roman blinds, t.v point, double doors to hall and kitchen, dining/family room.

KITCHEN/DINING/FAMILY ROOM

Large open plan living space comprised of:

KITCHEN AREA

4.16m x 3.40m (13'7" x 11'1")

Tiled floor, bespoke hand-crafted kitchen by Newcastle Design with quartz countertop splashback and upstand, breakfast bar, wall and floor units including larder cupboard, steel, and glass extractor fan, integrated Liebherr fridge, integrated microwave, undermounted ceramic sink, Neff dishwasher, Rangemaster professional electric range cooker, microwave, integrated bins and magic corner unit, Roman blind, Velux windows, recessed lighting.

DINING AREA

3.59m x 2.94m (11'9" x 9'7")

Tiled floor, recessed lighting, window blind, double doors to living room.

LIVING AREA

4.60m x 3.60m (15'1" x 11'9")

Tiled floor, recessed lighting, Velux windows, curtain rail, pair of lined curtains, Roman blinds, French doors to terrace and garden, t.v point.

UTILITY ROOM

2.87m x 1.54m (9'4" x 5'0")

Tiled floor, built in wall and floor units, Franke stainless steel sink with draining board, pulley maid drying rack, door to side passage, access to under stairs storage space, Miele washing machine, Miele Dryer, Roman blind, door to cupboard housing Potterton gas boiler.

FIRST FLOOR

LANDING

Carpet, recessed lighting, staircase to second floor, door to large shelved hot press with insulated immersion tank, heating control panel.

BEDROOM 1

5.19m x 4.30m (17'0" x 14'1" max)

Wooden floor, recessed lighting, thermostat, large built-in wardrobe, Roman blind.

ENSUITE

1.53m x 2.87m (5'0" x 9'4" max)

Tiled floor and walls, pedestal sink, shower with glass and chrome shower door, Grohe shower mixer, chrome heated towel rail, w.c, recessed lighting, extractor fan, mirror with glass shelf and shaving light, t.v point.

BEDROOM 2

3.72m x 3.31m (12'2" x 10'10" max)

Wooden floor, recessed lighting, large built-in wardrobe, Roman blind, t.v point.

BEDROOM 3/OFFICE

3.03m x 2.23m (9'11" x 7'3")

Wooden floor, built in desk and storage unit, recessed lighting, Roman blind, t.v point.

BEDROOM 4

3.30m x 3.60m (10'9" x 11'9" max)

Wooden floor, recessed lighting, large built-in wardrobe, Roman blind, t.v point.

FAMILY BATHROOM

1.96m x 1.95m (6'5" x 6'4")

Tiled floor and walls, bath, Grohe shower mixer tap, chrome bath mixer tap, glass and chrome shower screen, pedestal sink, mirror, shaving light, w.c, chrome heated towel rail, recessed lighting.

SECOND FLOOR

LANDING

Carpet, recessed lighting.

BEDROOM 5

4.30m x 6.10m (14'1" x 20'0" max)

Wooden flooring, recessed lighting, Velux windows with integrated blackout blinds, dormer window, access to under eaves storage, heating control panel.

STOREROOM/ WALK IN WARDROBE

3.36m x 1.96m (11'0" x 6'5" max)

Wooden flooring, recessed lighting, Velux window, access to under eaves storage.

ENSUITE

3.34m x 1.37m (10'11" x 4'5")

Tiled floor and walls, inset sink with chrome mixer tap, large shower with glass and chrome shower door, Grohe shower mixer, w.c, recessed lighting, mirror, chrome heated towel rail.









OUTSIDE

REAR GARDEN

19m x 10.5m (62'4" x 34'4" approx.)

Stunning landscaped rear garden laid out in limestone sun terrace with bench seating and terraced bed and artificial lawn with inset trampoline, specimen planted beds including cherry blossom, bay trees, Buxus topiary, water feature, external lighting, dual gated pedestrian side access, gated pedestrian rear access, large wooden storage shed (2.5 x 4) wired for electricity, children's playhouse, external tap.

FRONT GARDEN

Off street parking bay for us to four cars laid out in cobble lock with Buxus topiary, laurel hedging and planted beds, external lighting, dual gated pedestrian side access.

BER

Rating: B3

BER No: 105177307

Energy Performance Rating: 126.9 kWh/m²/yr

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie.



HUNTERS
ESTATE AGENT

T 01 493 5410 E rathfarnham@huntersestateagent.ie

W www.huntersestateagent.ie

1 Saint Mary's Terrace, Grange Road, Rathfarnham, Dublin 14

2 Brighton Road, Foxrock, Dublin 18

4 Castle Street, Dalkey, Co. Dublin

City Centre: E city@huntersestateagent.ie T 01 668 0008



No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of Hunters Estate Agents or the vendor in respect of the property shall constitute a representation or a condition or a warranty on behalf of Hunters Estate Agents or the vendor. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or misdescription given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor shall not give rise to any right of action, claim, entitlement or compensation against Hunters Estate Agents or the vendor. Intending purchasers must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor. The services, systems and appliances shown have not been tested and no warranty is made or given by Hunters Estate Agents or the vendor as to their operability or efficiency. PSRA Licence no: 001631