



25 Cairnfort, Enniskerry Road,  
Stepaside, Dublin 18

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

BER C2





# For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to market this well presented, bright and spacious detached family home extending to approximately c.215 sqm / 2,314 sqft. No. 25 Cairnfort enjoys a cul de sac location in this quiet, family friendly development.

Upon entering this property, you are greeted by a spacious entrance hallway that leads to well proportioned living accommodation, including a living room with double doors to a kitchen / dining room, separate utility room, family room and guest w.c.

A staircase leads up to a light filled landing off which there are three well-proportioned double bedrooms, all enjoying excellent storage, including a master suite complete with dressing room, ensuite bathroom and decked balcony area. There is a family bathroom on this floor. The fourth bedroom is located on the second floor.

The property is approached by a gravelled driveway which is bordered by mature planting and offers off street parking for two cars. The rear garden enjoys a large raised deck area, ideal for entertaining and al fresco dining, while enjoying day long sunshine. There is also a lawned area bordered by raised flower beds, stocked with a range of plants, shrubs and trees.

Cairnfort is a well maintained, mature development, conveniently located with a host of amenities available in nearby Stepside Village. Sandyford, Leopardstown, Stillorgan and Foxrock villages are all within easy reach and offer an array of specialist shops, restaurants, coffee shops and delis. Dundrum Town Centre and Stillorgan Shopping Centre are within a short commute.

The area also benefits from many recreational amenities including several golf courses, Kilternan Tennis Club, Rugby and GAA Clubs, with marine activities in nearby Dun Laoghaire. There is horse riding, hill walking and mountain biking readily available in the nearby Dublin Mountains.

Some of Dublin's best primary and secondary schools are within easy reach including two national primary Schools in Kilternan, Thaobh Na Coille Gael Scoil in Belarmine, Stepside Educate Together and various secondary schools within close proximity.

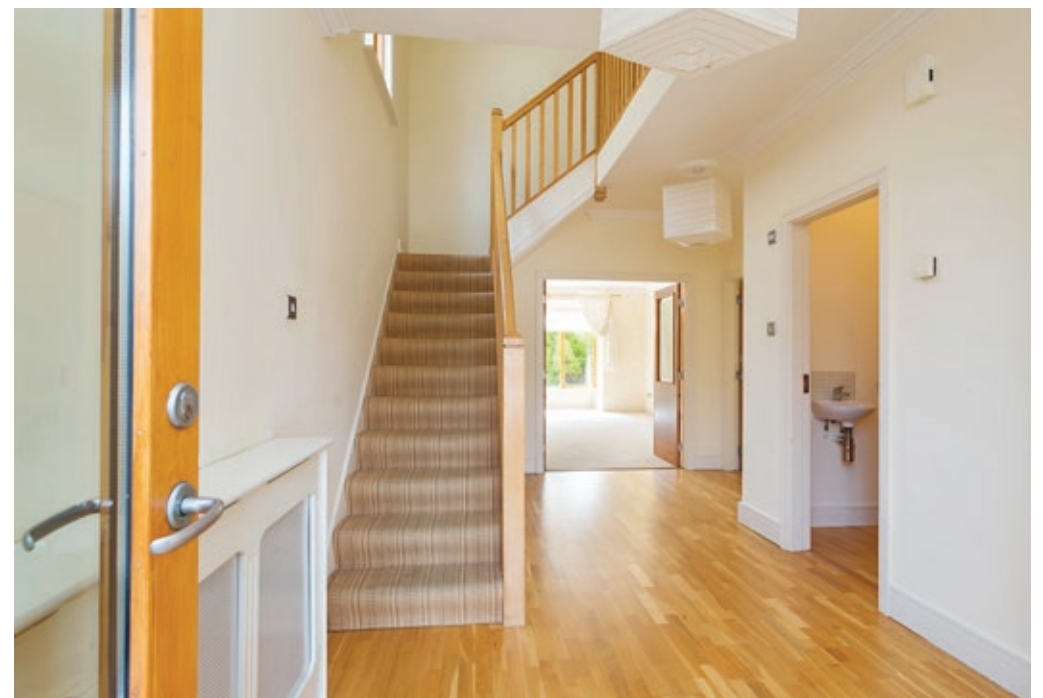
Excellent transport links are closeby including the M50, N11,

several bus routes and the LUAS green line at Glencairn providing ease of access to and from the city centre and surrounding area.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Very well presented detached family home
- » Rooms of generous proportions, extending to 215 sqm / 2,314 sqft
- » Sunny rear garden
- » Quiet cul de sac location
- » Double glazed throughout
- » Security alarm system
- » Gas fired central heating
- » A short stroll from Stepside Village
- » Easy access to M50, N11 and Luas









# ACCOMMODATION

## ENTRANCE HALL

5.66m x 2.56m (18'6" x 8'3")

Cloakroom, hardwood floor, ceiling roses and coving, digital alarm panel.

## GUEST W.C.

W.c., wash hand basin with tiled splash back, hardwood floor, extractor fan.

## LIVING ROOM

5.88m x 4.3m (19'2" x 14'1")

Fireplace with slate inset and hearth, cast iron surround with open fire, bay window, ceiling coving, recessed lighting, t.v. and telephone points, double part glazed doors to:

## KITCHEN / DINING ROOM 7.79M X 3.55M (25'5" X 11'6")

### KITCHEN

Range of built-in units, worktop, timber splash-back, under cupboard lighting, one and half bowl stainless steel sink unit. Fitted four ring gas hob, extractor fan over, oven and integrated microwave, fridge freezer and dishwasher. Tiled floor.

### DINING AREA

Tiled floor and double doors to decked patio and garden.

### PANTRY

.90m x .78m (2'9" x 2'5")

Ample shelving.

### UTILITY ROOM

2.38m x 2.15m (7'8" x 7')

Built-in units, worktop, plumbed for washing machine and tumble dryer. Gas fired Baxi boiler, tiled floor, door to side.

### FAMILY ROOM

4.59m x 3.66m (15' x 12')

Bay window, dual aspect, hardwood floor, ceiling coving, recessed lighting.

### STAIRCASE TO FIRST FLOOR

### LANDING

5.02m x 2.86m (16'5" x 9'4")

Walk in shelved airing closet and under-stairs storage.

### MASTER / BEDROOM 1

4.91m x 3.66m (16'1" x 12')

Bay window, t.v. and telephone points, intercom handset. Door to decked balcony 2.09m x 1.55m (6'8" x 5')

## DRESSING AREA

3.58m x 3.17m (11'7" x 10'3")

Extensive range of built-in wardrobes, dressing table with mirror over.

## ENSUITE SHOWER ROOM

2.62m x 1.68m (8'5" x 5'5")

Tiled shower unit, vanity unit with twin sinks, polished marble surround, fitted mirror and light over, w.c., recessed lighting, extractor fan and tiled floor.

## BEDROOM 2

4.75m x 3.59m (15'5" x 11'7")

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

## BEDROOM 3

5m x 3.13m (16'4" x 10'3")

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

## BATHROOM

2.75m x 2.16m (9' x 7'1")

Bath with shower over, w.c., pedestal wash hand basin, mirror and light over, partly tiled walls and floor. Recessed lighting and extractor fan.

## HOTPRESS

Ample shelving and immersion.

## STAIRS TO SECOND FLOOR

## BEDROOM 4

4.74m x 4.08m (15'5" x 13'3")

Fitted closet with shelving, under-eaves storage, t.v. and phone points, recessed lighting.



## OUTSIDE

There is a gravelled driveway to the front, bordered by mature planting and offering off street parking for two cars. Dual side entrances lead to the most appealing rear garden extending to c. 11.57m x 10.17m. It enjoys a large raised deck. Steps lead down to the lawned garden area, which is bordered by raised flower beds and stocked with a variety of plants, shrubs and trees. There is also a Barna shed.

## DIRECTIONS

Driving along Enniskerry Road from Stepside Village take your first left hand turn into Cruagh Wood, take you next left and at the small roundabout take a left into the cul de sac. No. 25 is half way down on the left hand side.

## BER DETAILS

Rating: C2

Number: 100280783

Energy performance indicator: 192.29 kWh/m<sup>2</sup>/yr

## VIEWING

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

Tel: 01 289 7840.

Email: foxrock@huntersestateagent.ie



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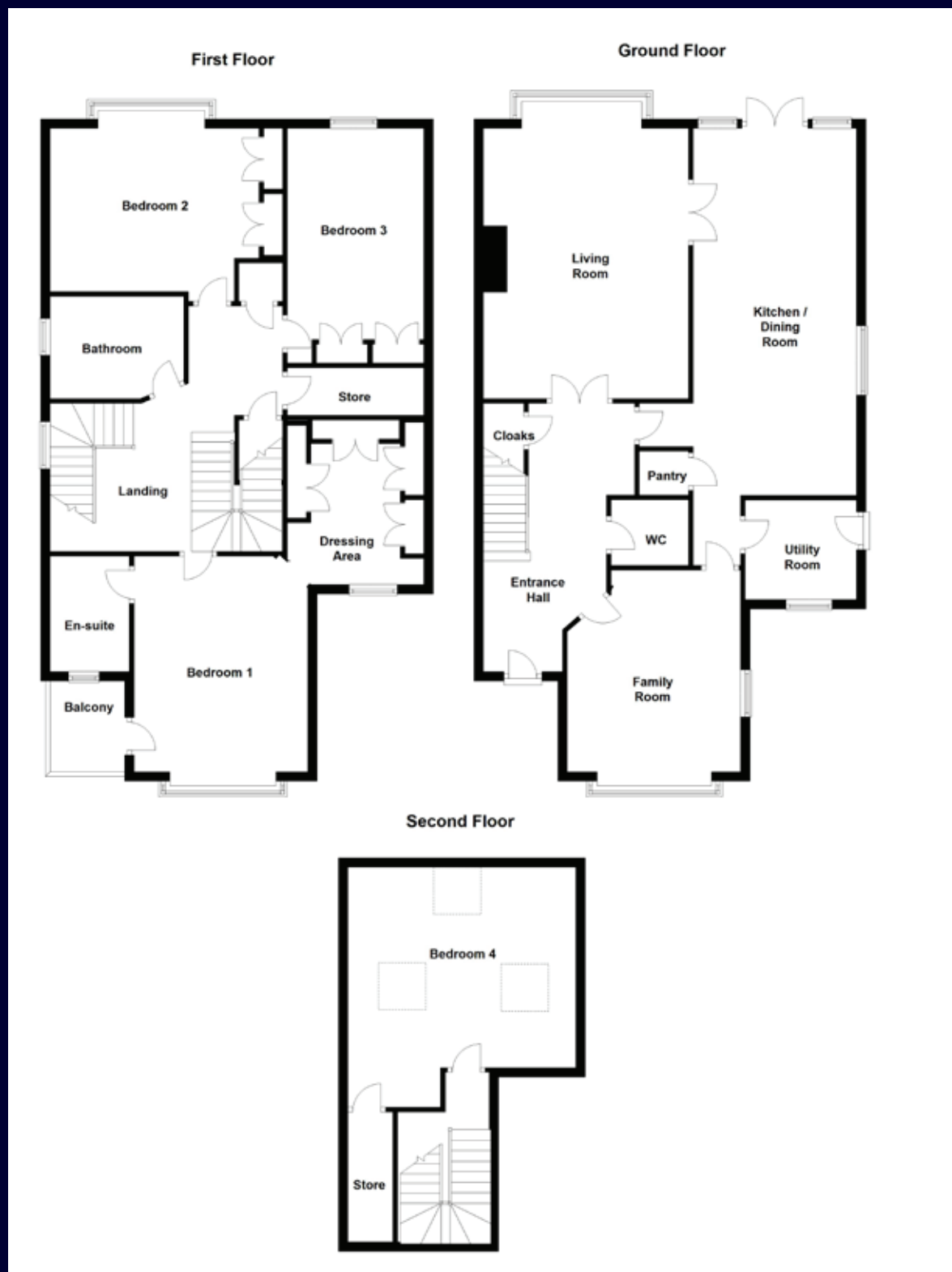
2 Brighton Road, Foxrock, Dublin 18

PSRA Licence no: 001631



## Terms and Conditions

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