



'Corofin', Torquay Road, Foxrock, Dublin 18.

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie





For Sale by Private Treaty

Hunters Estate Agent is truly delighted to present to the market this charming detached family home set in this tranquil, sylvan setting but a leisurely stroll from Foxrock village.

“Corofin” was constructed c. 1930, and has remained in the same family ever since. This property enjoys rooms of generous proportions extending to 179sq.m/1,927 sq.ft, benefitting from an abundance of natural light, overlooking the manicured gardens. This spacious residence delights the eye as the graceful accommodation flows from room to room providing for all that a discerning purchaser requires from a family home.

‘Corofin’ enjoys spacious reception rooms that take full advantage of the beautiful outlook onto the private sunny landscaped gardens, a delightful living/dining room, sun room, family room and kitchen/breakfast room, 4 bedrooms (3 doubles, with the master ensuite and 1 single with walk in wardrobe) and an abundance of storage. There is immense potential to fashion a larger family home as the generous gardens are conducive to further extend the property, if so desired, subject to the necessary planning permission.

The exacting standards of the interiors have been carried through to the immaculate gardens, c. 0.35 acres, laid out with a generous patio area and a private, sunny, extensive lawn area. The south westerly rear garden is a truly outstanding feature of this property and is bordered by mature high hedging, trees, shrubs, herbaceous borders and flowering beds.

“Corofin” is but a short distance to the bijou eateries and shops in Foxrock village. A host of renowned schools are within the catchment area and easy access to the city centre and surrounding suburbs is provided by the N11 (QBC), the M50, exit 13 and the Luas. For those who enjoy the outdoors and leisure pursuits, they can avail of Foxrock and Leopardstown golf courses, Carrickmines Lawn Tennis Club and horse riding and walks in the Dublin and Wicklow Mountains.

Viewing is highly recommended.

SPECIAL FEATURES

- » 4 bedroom detached bungalow presented in excellent order throughout
- » Rooms of generous proportions extending to 179sqm/1,927 sq ft.
- » Tranquil, sylvan setting and delightful gardens
- » Gas fired central heating
- » Re roofed and upgraded windows throughout
- » Feature high ceilings
- » Extensive landscaped lawns and patio area extending to 0.35 acres
- » Immense natural light and delightful outlook onto the beautiful large south westerly facing rear garden
- » Ample off street parking
- » Monitored alarm system and sensor lighting
- » Fitted carpets, blinds, light fittings and kitchen appliances as listed are included in the sale





ACCOMMODATION

ENTRANCE PORCH

3.61m(11'9") x 1.26m(4'1")

Double doors leading to:

RECEPTION HALLWAY

3.85m(12'7") x 2.26m(7'4")

Picture Rail, telephone point.

GUEST W.C.

2.34m(7'7") x 1.49m(4'9")

W.C., pedestal wash hand basin, tiled splash-back, shelf and mirror over.

LIVING/DINING ROOM

7.7m(25'2") x 4.25m(13'10")

Open fire with hearth and copper hood, t.v. point, fitted display cabinet. Double doors to:

SUNROOM

3.73m(12'2") x 1.31m(4'2")

Fitted cabinet, sliding door to garden.

FAMILY ROOM

4.71m(15'4") x 3.67m(12')

Open Fireplace with timber mantle, fitted units either side, picture rail, wall lighting, t.v. point.

KITCHEN/BREAKFAST ROOM

5.09m(16'7") x 4.86m(15'10")

Range of fitted units, worktop, stainless steel sink unit, tiled splash-back, stand alone cooker with stainless steel extractor fan over, integrated fridge freezer, washing machine and dishwasher, gas fired boiler, door to garden.

BEDROOM 1

3.85m (12'7") x 3.55m (11'7")

Built-in wardrobes, window overlooking the front.

MASTER BEDROOM (BEDROOM 2)

4.88m(16') x 3.69m(12'1")

Built-in wardrobes, telephone and t.v. point, door to:

ENSUITE SHOWER ROOM

3.68m(12') x 1.24m(4')

Step in tiled shower unit, w.c., pedestal wash hand basin with fitted mirror and shaver socket over, fitted cabinet, picture rail, extractor fan, partly tiled walls and floor.

BEDROOM 3:

3.72m (12'12") x 4.07m (13'3").

Built-in wardrobes.

BEDROOM 4:

3.09m(10'1") x 2.32m(7'7")

Single room with door to:

WALK-IN WARDROBE

2.3m(7'6") x 1m(6'4")

Ample hanging and shelf space.

BATHROOM

2.32m(7'7") x 1.97m(6'4")

Bath with electric Aqualisa shower over, w.c., pedestal wash hand basin with fitted mirror and light over, bidet, ceiling coving, recessed lighting, fully tiled walls and floor.

HOTPRESS

With immersion and shelving.

OUTSIDE

The landscaped gardens of c. 0.35 acres are a truly outstanding feature of this property enjoying rolling lawns bordered by herbaceous borders, stocked with a variety of trees, shrubs, plants and flowers. The rear garden enjoys a most appealing south westerly aspect, enjoying day long sunshine, with a large paved patio and a side entrance leading out to the front garden which enjoys a gravelled driveway offering off street car parking for several cars. The garden also benefits from a large block built outhouse / garden shed.



BER DETAILS

BER: F
BER Number: 107399099
Energy Performance Indicator:
448.38kWh/m2/yr

DIRECTIONS

Driving along Torquay Road from Foxrock Village, Corofin is located about three quarters way down the road on the left hand side before the junction with Leopardstown Road.

VIEWING

Strictly by appointment with the sole selling agents, Hunters Estate Agent, Foxrock.
Ph:01 2897840.
Email:info@huntersestateagent.ie



FLOORPLAN

Not to Scale. For Identification Purposes Only.

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2 Brighton Road, Foxrock, Dublin 18

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PSRA Licence no: 001631



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