



Claremont House, Claremont Road,
Foxrock, Dublin 18.

 **HUNTERS**
ESTATE AGENT

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BER A3





For Sale by Private Treaty

Hunters Estate Agent is truly honoured to present to the market this attractive "A3" rated detached house.

Claremont House extends overall to approximately 248 sqm / 2,761 sqft, of bright, light filled accommodation that is luxuriously laid out over one level. It is discreetly nestled within an exclusive development of just three houses on Claremont Road in Foxrock.

Claremont House has been completely renovated and redesigned by Carlson Developments, offering a finish second to none and boasting exacting standards throughout.

This substantial family home is approached by electric powder coated gates and a landscaped driveway offering ample off street parking and bordered by a quartz stone wall.

Upon entering this property one is greeted by a most welcoming hallway with solid Grey Oak floors and Newcastle Design hand crafted cloaks cupboard, off which lies a grand drawing room, with feature fire place and French doors leading to private west facing patio area.

The kitchen /dining / family room allows for contemporary open plan family living and boasts a truly superb fitted Newcastle Design kitchen with Neff and Leibherr appliances and a Rangemaster hob, providing all of the modern day conveniences one could possibly wish for. Patio doors lead to the south west facing terrace and low maintenance landscaped sun drenched garden.

A study/office, a utility room complete with Newcastle Design fitted storage and 4 generous bedrooms (master ensuite) all with ample Newcastle Design storage, a family 'Jack & Jill' style bathroom and shower room complete the accommodation.

Claremont House boasts luxuriously landscaped front and rear gardens, incorporating a large granite patio area, specimen planting, mature trees and raised flowerbeds with artificial grass for low maintenance. There is a double detached carport (with electricity supply for car

charging) which benefits from a separate access point onto Claremont Road.

Claremont House enjoys a high degree of privacy, with the rear garden benefiting from an all-day sunny south westerly aspect and boasting stunning views of Dunlaoghaire Harbour and on towards Howth.

This property is a short stroll to Foxrock and Cabinteely Villages and their array of specialist shops, restaurants and coffee shops, with Stillorgan Village and Dundrum Town Centre but a brief drive away. Carrickmines Retail Park is within a 5 minute drive also.

Leisure time can be enjoyed at the nearby Cabinteely Park, which offers acres of woodland walkways, a large playground, playing fields, coffee shop and the stunning period Cabinteely House. Sporting enthusiasts can avail of local amenities at Carrickmines Lawn Tennis Club, Leopardstown Racecourse, Foxrock Golf Club, Leopardstown Golf Centre, Park Celtic Soccer Club and Westwood Gym. Marine activities are available at nearby Dun Laoghaire and the Dublin Mountains offer a plethora of choice for mountain walkers, hikers, bikers and horse riders.

Some of Dublin's finest primary and secondary schools and colleges are within easy reach including St Brigids and Holly Park national schools, Loreto College Foxrock, Mount Anville, St. Andrews College, Willow Park, Blackrock College and Clonkeen College, to name but a few. University College Dublin is a short drive away.

Transport links are excellent, with the LUAS stopping at nearby Carrickmines, the M50 (exit 15) and the N11 (QBC) all readily accessible.

Viewing is highly recommended.

EXTERIOR SPECIAL FEATURES

- » Brown granite window sills with stone plinth
- » Cut roof with dark grey slate finish
- » Ample car parking
- » Triple glazed windows
- » Granite walls, steps and kerbing
- » Wrought iron gates with powder coating
- » South westerly facing sunny rear garden with patio area, specimen trees, shrubs and planting
- » Artificial grass for low maintenance
- » Detached car port with PV panels providing power for the garage and electric car

INTERIOR SPECIAL FEATURES

- » Newcastle Design kitchen with Neff and Leibherr appliances (including dual dishwasher)
- » Newcastle Design wardrobes with soft closing
- » Newcastle Design utility room
- » Distressed Grey Oak wooden floors and luxury velvet carpet throughout
- » Handcrafted doors with glass detail
- » Double height skirting boards
- » Double width hallway
- » 3 metre high ceilings
- » LED lighting throughout
- » Quality sanitary ware
- » Recessed lighting
- » 5 amp sockets for lamps
- » GFCH using a high efficiency, condensing boiler with full zonal control
- » State of the art heating system incorporating a 5 zone heating system downstairs (Underfloor heating)
- » Aereco whole house Demand Control Ventilation System (DCV)
- » Wired for HDMI Leads (TV points in all rooms)
- » Sound system with ceiling speakers in all downstairs rooms
- » Audio video intercom
- » Burglar alarm
- » CCTV Security system in full HD with cameras and monitor (can be accessed worldwide via an App).
- » Communication cabinet allowing the creation of smart home environment.
- » BER-A3 rating





ACCOMMODATION

ENTRANCE HALLWAY

(4.63m x 3.06m) and (6.94m x 2.76m)
(15'1" x 10') and (22'7" x 9')

Solid Grey Oak floors, decorative ceiling coving, recessed lighting, Newcastle Design hand crafted floor to ceiling cloaks cupboard.

DRAWING ROOM

(4.89m x 4.76m) and (1.77m x 0.94m)
(16' x 15'6") and (5'8" x 3')

Majestic sandstone fireplace with marble inset and hearth, Grey Oak floors, decorative ceiling coving and recessed lighting. French doors to west facing patio.

KITCHEN/DINING AREA/FAMILY ROOM

(5.18m x 1.42m) and (8.79m x 8.61m) and (1.84m x 1.4m) and (2.1m x 1.48m)
(17' x 4'6") and (28'8" x 28'2") and (6' x 4'5") and (6'8" x 4'8")

KITCHEN

Hand painted Newcastle Design kitchen incorporating marble worktops and surround and featuring an array of larder, pantry and glass display units. Built in 5 hob Rangemaster and double oven. A large island incorporating Franke double sink, dual integrated dishwashers, built in Neff microwave and Liebherr wine cooler. Low hanging Neptune lighting over the island. Large American style Liebherr fridge-freezer. Grey Oak floors, decorative ceiling coving and recessed lighting. Sliding door to patio and garden.

FAMILY ROOM/DINING ROOM

Solid fuel wood burning stove, Grey Oak floors, feature windows and patio doors to a south west facing terrace and garden.

STUDY/OFFICE

4m x 2.83m (13' x 9'2")

Decorative ceiling coving, recessed lighting, Grey Oak floors.

UTILITY ROOM

Floor to ceiling Newcastle Design storage incorporating eye level Neff washing machine and dryer, Kingspan heating, Philips security television, Grey Oak floors, decorative coving and recessed lighting.

MASTER SUITE

4.85m x 4.32m (15'9" x 14'1")

Built-in floor to ceiling Newcastle Design wardrobes, quality wool carpet, decorative ceiling coving. French doors to west facing patio.

ENSUITE

White suites incorporating shower unit with rain water head and hand-held unit, dual wash hand basin and vanity unit. Illuminated wall mirror, w.c., recessed lighting, tiled walls and floor.

BEDROOM 2

(4.9m x 3.56m) and (1.78m x 1m) (max)
(16' x 11'6") and (5'8" x 3'2") (max)

Built-in floor to ceiling Newcastle Design wardrobes, quality wool carpet, decorative ceiling coving and bay window with views of Howth. Door to:

BATHROOM (JACK & JILL STYLE)

4m x 2.47m (13'1" x 8'1")

White suite incorporating free standing bath, shower unit with rain water head and hand-held unit, wash hand basin and vanity unit. Illuminated wall mirror, w.c., recessed lighting, tiled walls and floor. Door to:

BEDROOM 3

4.61m x 4.3m (max) (15'1" x 14'1")

Built-in floor to ceiling Newcastle Design wardrobes, quality wool carpet and decorative ceiling coving. Stira staircase to attic.

BEDROOM 4

(3.6m x 3.6m) and (1.25m x 1.25m)
(11'8" x 11'8") and (4'1" x 4'1")

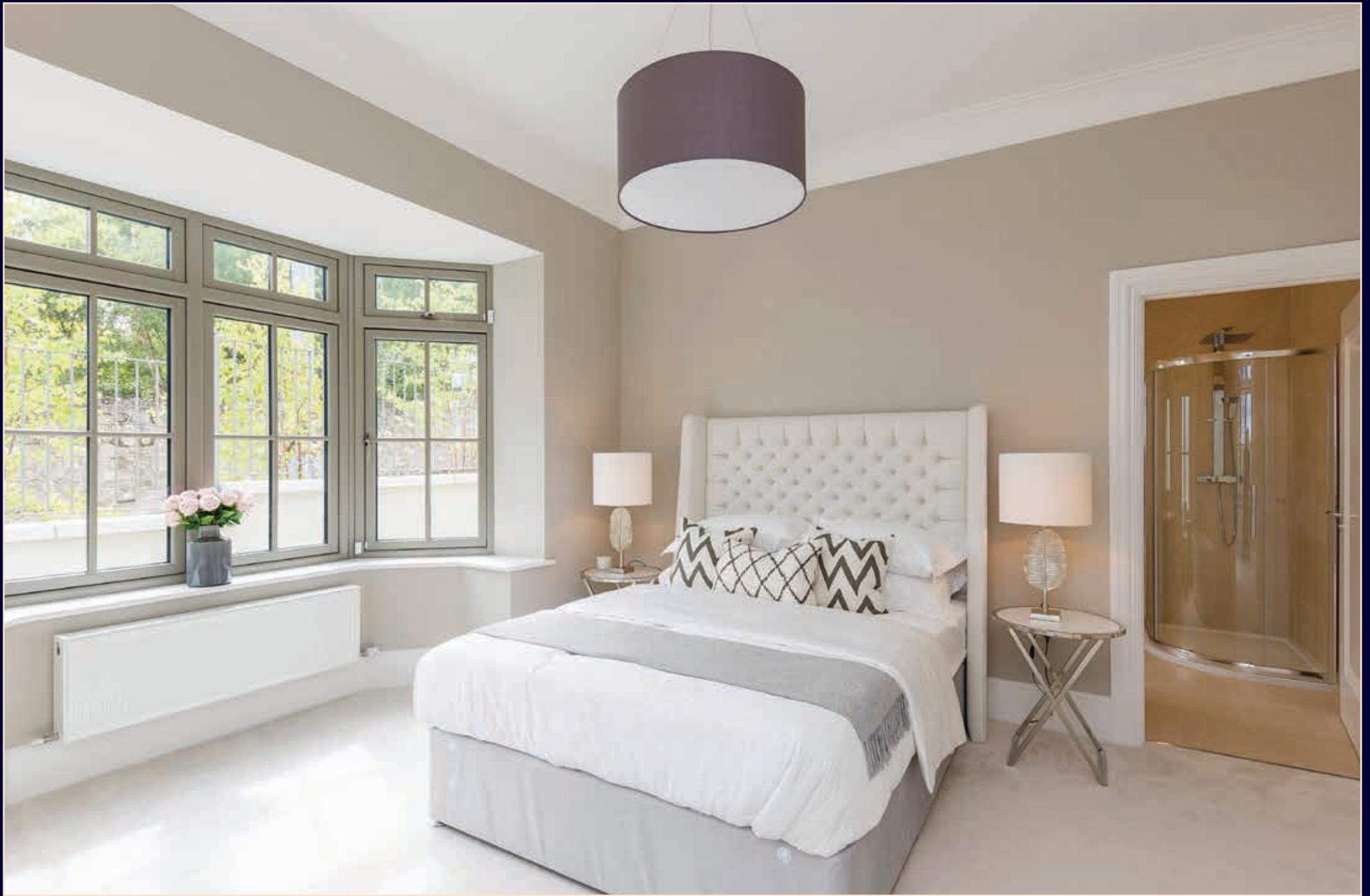
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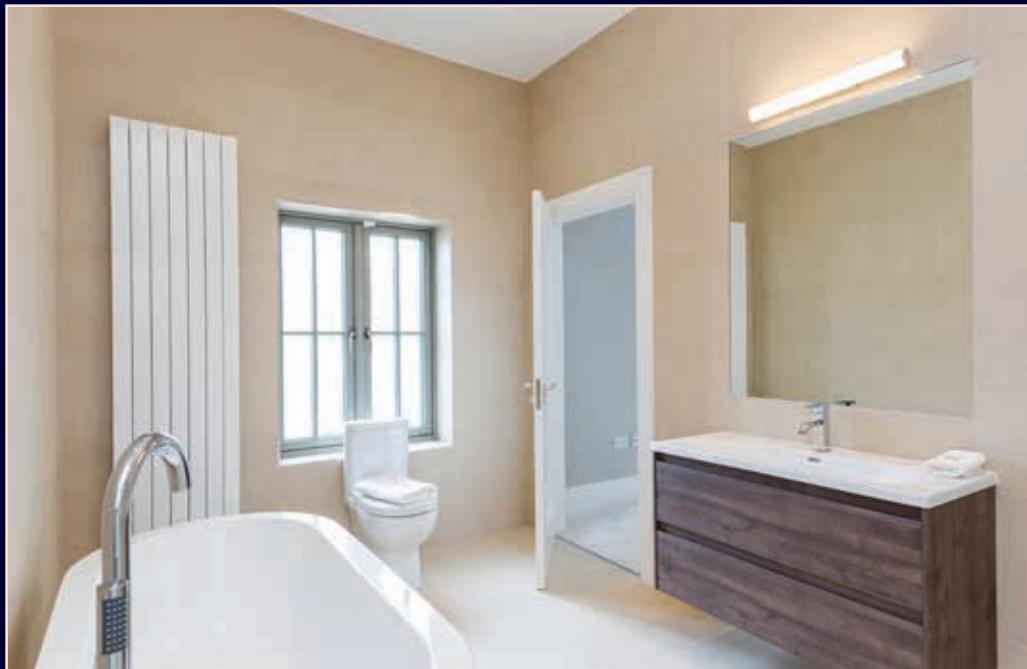
SHOWER ROOM

2.38m x 2.31m (7'8" x 7'5")

White suite incorporating shower unit with rain water head and hand-held unit, w.c., wash hand basin and vanity unit. Illuminated wall mirror, recessed lighting, tiled walls and tiled floor.











OUTSIDE

Claremont House is approached by electric powder coated gates, with quartz stone walls and granite capped pillars. It boasts luxuriously landscaped front and rear gardens, incorporating a large patio area, specimen planting, mature trees and raised flowerbeds with artificial grass for low maintenance. There is a double detached carport (with electricity supply for car charging) which benefits from a separate access point onto Claremont Road.

Claremont House enjoys a high degree of privacy, with the rear garden benefiting from an all-day sunny south westerly aspect and boasting stunning views of Dunlaoghaire Harbour and on towards Howth.

DIRECTIONS

Coming from Torquay Road (from Leopardstown Road) take left turn onto Westminster Road and second right onto Hainault Road. Travel to the end of Hainault Road, turn left and Claremont House is immediately on your left hand side on Claremont Road, Foxrock.

BER Details:

BER: A3

BER Number 105076822

Energy Performance Rating: 67.91 kWh/m2/yrs.

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Foxrock on 01 289 7840 or email: foxrock@huntersestateagent.ie



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