



14 Cornelscourt Hill Road, Foxrock, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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



# For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this bright and spacious three-bedroom (plus two attic rooms) dormer bungalow, extending to 188sq.m / 2,025 sq.ft. This property offers a superb opportunity to fashion a very fine home.

14 Cornelscourt Hill Road provides ample living space on the ground floor including an open plan living/dining/kitchen area, three bedrooms, two ensuites and a main bathroom. The attic has been converted to accommodate two rooms, both with ensuites. To the right of the property, there is an office/studio room with a separate entrance.

The driveway provides parking for two cars to the front and a side entrance leads to a lawned rear garden with decking, Barna shed and boiler house.

Cornelscourt Hill is located just off the N11 and is within a leisurely stroll of all the amenities of Cabinteely, Cornelscourt and Foxrock Villages. The area boasts ample shopping, local eateries, public library and excellent transport links at hand. The Luas stop at Carrickmines is within easy access, as is the QBC and the M50. Local schools within very easy access include St Brigid's and Holly Park Girls and Boys national schools, Loreto Foxrock Girls senior school, Clonkeen Boys senior school, with Blackrock College, Sion Hill and UCD is a short commute away. There are a number of local Montessori schools and crèches also close at hand.



## SPECIAL FEATURES

- » Spacious dormer bungalow extending to c. 188sq.m / 2,025 sq.
- » Gas fired central heating
- » Private rear garden
- » Conveniently located to Cabinteely, Cornelscourt and Foxrock Villages
- » Close to local amenities, local schools, Luas, M50 and N11 (QBC)

## ACCOMMODATION

### ENTRANCE HALL

2.82m (9'3") x 1.65m (5'4")

Laminate floor, telephone point.

### GUEST W.C

1.85m (6') x .86m (2'9")

W.c, wash hand basin with mirror and light over, laminate floor.

### LIVING AREA

7.73m (25'4") x 3.42m (11'2")

Raised open fire place with mantle over and slate hearth, laminate floor, t.v point.

### DINING ROOM

5.38m (17'7") x 3.6m (11'9")

Laminate floor, sliding door to side passage.

### KITCHEN

4.16m (13'7") x 6.02m (19'9")

Range of fitted units, worktop, tiled splashback, 1 ½ bowl stainless steel sink unit, four ring electric hob with extractor fan over and oven under, plumbed for washing machine and dishwasher, provision for fridge freezer, laminate floor, door to side.

### REAR HALLWAY

3.67m (12') x 1.02m (3'4")

Laminate floor.

### BEDROOM 1

4.14m (13'6") x 3.32m (10'10")

Built-in wardrobes, sliding door to deck and back garden.

### ENSUITE SHOWER ROOM

1.45m (4'9") x 1.45m (4'9")

Wc, pedestal wash hand basin, step-in shower unit, fitted mirror, laminate floor, extractor fan, partly tiled wall.

### BEDROOM 2

3.61m (11'10") x 3.06m (10')

Built-in wardrobes, laminate floor.

### ENSUITE SHOWER ROOM

2.45m (8') x .8m (2'7")

Wc, pedestal wash hand basin, fitted mirror with light over, shower unit, tiled floor, part tiled walls.

### BEDROOM 3

4.05m (13'3") x 2.57m (8'5")

Built-in wardrobes.

### MAIN BATHROOM

3.57m (11'8") x 2.45m (8')

Step in tiled shower unit, wc, pedestal wash hand basin with fitted mirror and light over, tile floor, recessed lighting, extractor fan.

### HOTPRESS

Water tank and shelving.

### STAIRCASE TO FIRST FLOOR

### LANDING

3.4m (11'1") x 2.53m (8'3")

Under eaves storage, phone point.

### ATTIC ROOM 1

5.23m (17'1") x 3.43m (11'3")

Ample under eaves storage, wall lighting, velux window, t.v and phone point.

### ENSUITE

3.44m (11'3") x 3.21m (10'6")

Step in tiled shower unit, vanity unit with wash hand basin, wc, laminate floor, fitted storage.

### ATTIC ROOM 2

5m (16'4") x 3.4m (11'1")

Ample under eaves storage.

### ENSUITE

2.11m (6'11") x .72m (2'4")

Tiled shower, wc, pedestal wash hand basin with mirror and light over, laminate floor, part tiled walls.

### OFFICE/STUDIO ROOM

5.36m (17'7") x 2.48m (8'1")

Double doors to patio and rear garden, timber floor, recessed lighting.



## OUTSIDE

The property is approached by a driveway to the front, bordered by well stocked flowerbeds and mature hedging.

A side entrance leads to a lawned rear garden measuring 12.05m long x 12.44m wide, enjoying a deck bordered by a lawn and mature hedging, Barna shed and boiler house.

## BER DETAILS

BER: E2

Number: 109182519

Energy Performance Rating: 363.68 kWh/m<sup>2</sup>/yr

## DIRECTIONS

Coming from Cornelscourt Village, take right turn up Cornelscourt Hill. Go through the first roundabout and no. 14 is located further up on the right hand side.

## VIEWING

Strictly by appointment through Hunters Estate Agent Foxrock on 01 289 7840 or email: foxrock@huntersestateagent.ie



 **HUNTERS**  
ESTATE AGENT

T 01 289 7840 E foxrock@huntersestateagent.ie  
W www.huntersestateagent.ie

2 Brighton Road, Foxrock, Dublin 18  
4 Castle Street, Dalkey, Co. Dublin  
St Martin's House, Waterloo Road, Dublin 4  
PSRA Licence no: 001631



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

## Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.