



15 Hainault Grove, Foxrock, Dublin 18

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ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent is delighted to present this superbly appointed, bright and spacious three / four bedroom detached family home extending to 168sq.m / 1,806sq.ft. to the market, ideally located in a quiet and much sought after development.

The property has been exceptionally well maintained and upgraded throughout and provides ample living space on the ground floor. Accommodation comprises of an entrance porch, hallway, a large living room, dining room, family room and eat-in kitchen. There is also a separate playroom/4th bedroom, shower room and guest w.c. at this level. On the first floor there are three double bedrooms (1 ensuite), walk-in wardrobe/nursery and family bathroom.

No. 15 Hainault Grove enjoys ample off-street car parking to the front and a side entrance leads to the most appealing sunny south westerly facing rear garden which enjoys a patio, raised deck and steps leading up to a lawned garden bordered by a variety of shrubs, plants, trees and mature hedging. There are also two separate storage sheds.

Hainault Grove is located just off the N11 and is within a leisurely stroll of all the amenities of Cabinteely, Cornelscourt and Foxrock Villages, with ample shopping, local eateries and bars, public library and excellent transport links at hand. The Luas stop at Carrickmines is within easy access, as is the QBC (N11) and the M50. Local schools within very easy access include St Brigid's and Holly Park Girls and Boys national schools, Loreto College Foxrock, Clonkeen College, with Blackrock College, Willow Park, St Andrew's, Mount

Anville, with UCD a short commute away.

Sporting and recreational amenities are a plenty within the area including Leopardstown Racecourse and Golf Centre, Foxrock and Carrickmines Golf Clubs, Carrickmines Lawn Tennis Club, several local Rugby, football and GAA Clubs and Westwood Gym. Cabinteely Park is also a short walk away, a superb amenity providing many interesting walks, a large playground and café.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Bright and generously proportioned accommodation throughout
- » Extending to 168sq.m (1,806sq. ft)
- » Most appealing sunny south westerly facing garden
- » Ample off-street parking
- » Close to excellent transport links
- » Gas fired central heating
- » UPVC double glazed windows
- » Quiet mature tree lined setting
- » Close proximity to Cabinteely Park, shopping and schools

# ACCOMMODATION

## ENTRANCE PORCH

2.94m x .54m (9’6” x 1’7”)  
Tiled floor and door to:

## HALLWAY

5.26m x2.82m (17’2” x 9’2”)  
Laminate floor, ceiling coving, fitted shelve, dado rail.

## GUEST W.C.

2.1m x .96m (6’8” x 3’1”)  
W.C., pedestal wash hand basin with light over, fully tiled walls, tiled floor.

## CLOAKROOM

Hanging rail and fitted shelving.

## LIVING ROOM

6.52m x 3.63m (21’3” x 11’9”)  
Raised brick fireplace with timber mantle, slate hearth and open fire, fitted shelving, ceiling coving, centre roses, laminate floor, tv point, door to dining room.

## DINING ROOM

4.12m x 3.2m (13’5” x 10’2”)  
Laminate floor, ceiling coving, tv point, fitted cabinet with hatch to....

## KITCHEN

4.2m x 3.12m (13’7” x 10’2”)  
Range of fitted units, worktop, stainless steel sink unit, tiled splashback, provision for stand alone cooker, extractor fan over, plumbed for washing machine, tumble dryer and dishwasher, provision for fridge freezer. Door to side.

## FAMILY ROOM

3.27m x 3.16m (10’7” x 10’3”)  
Laminate floor, fitted recessed cabinet, shelving and double doors to patio and garden.

## PLAYROOM / BEDROOM 4

5.2m x 2.42m (17’ x 7’9”)  
Laminate floor, Stainless steel sink unit with storage under, door to garden.

## SHOWER ROOM

2.42m x 1.51m (7’9” x 4’9”)  
Tiled shower with electric shower, w.c., vanity unit with sink and storage under, fitted mirrored cabinet over, fully tiled walls and tiled floor.

## STAIRCASE TO FIRST FLOOR

## LANDING

2.52m x 1.77m (8’2” x 5’8”)

## WALK-IN HOTPRESS

2.24m x 1.23m (7’3” x 4’)  
Ample shelving and immersion

## MASTER/BEDROOM 1

4.52m x 4.5m (14’8” x 14’7”)  
Laminate floor, tv and phone points, walk-in wardrobe.

## ENCLOSED BALCONY

4.61m x .88m (15’1” x 2’8”)

## DRESSING ROOM

3.62m x 1.99m (11’8” x 6’5”)  
Fitted shelving and hanging rail.

## ENSUITE SHOWER ROOM

3.12m x 2.36m (10’2” x 7’7”)  
Vanity unit with wash hand basin, storage under, fitted mirrored cabinet over, w.c., tiled shower unit with electric shower, partly tiled walls, tiled floor.

## BEDROOM 2

3.94m x 3.86m (12’9” x 12’6”)  
Built-in wardrobe, laminate floor.

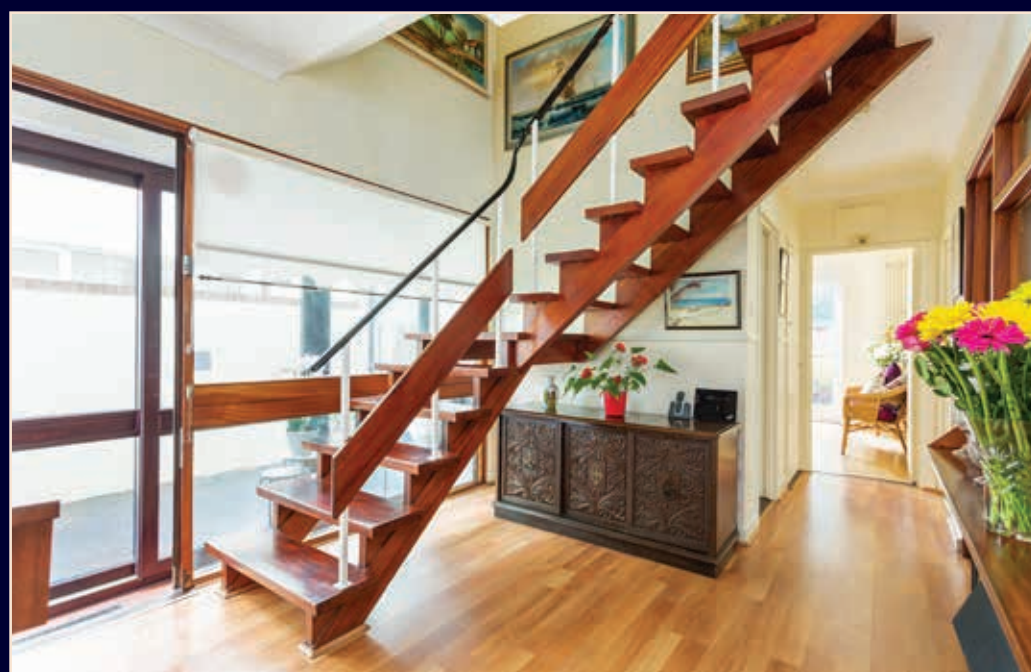
## BEDROOM 3

4.11m x 2.6m (13’4” x 8’5”)  
Built-in wardrobe, laminate floor.

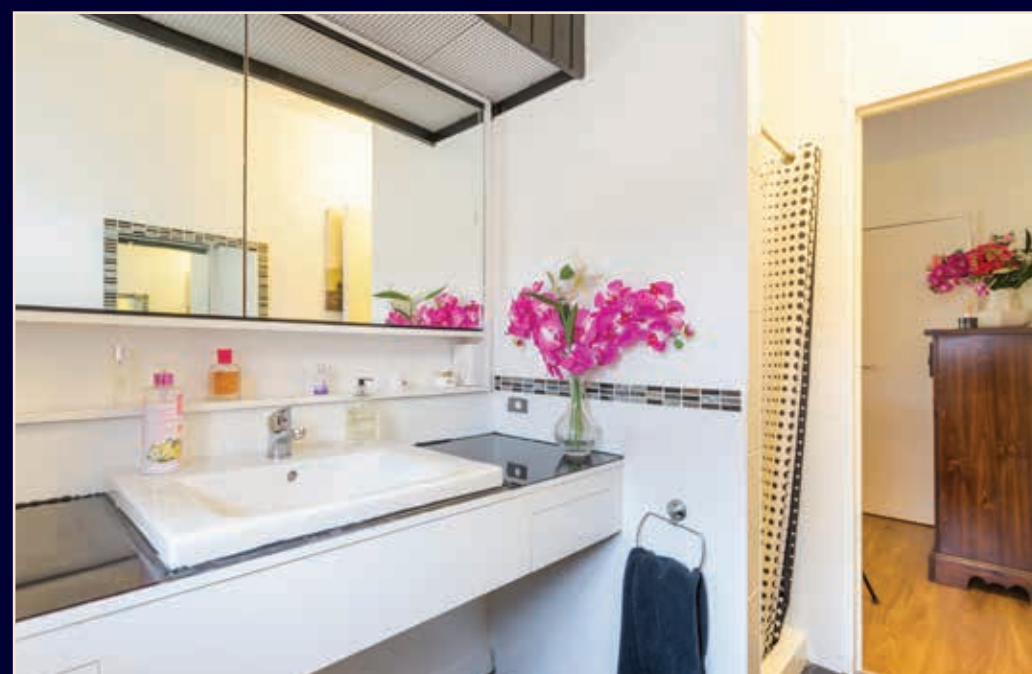
## BATHROOM

2.52m x 1.66m (8’2” x 5’4”)  
Bath with electric shower over, pedestal wash hand basin with fitted mirror over, w.c., part tiled walls.















# OUTSIDE

To the front, the property is approached by a driveway bordered by a lawn, mature planting enjoying a variety of shrubs, plants, trees and hedging. A side entrance leads to the most appealing sunny south westerly rear garden which extends to 12.78m (41’9”) long x 10.5m (34’4”) wide with a patio spanning the width of the property, a raised timber deck with steps leading up to a lawned garden bordered by well stocked flowerbeds with a variety of shrubs, plants, trees and hedging. There is also a barna shed and separate store.

# DIRECTIONS

Travelling up Cornelscourt Hill, take the second right hand turn into Kerrymount Green and your next left onto Kerrymount Rise and second right into Hainault Grove, No. 15 is located on your left hand side.

# BER DETAILS

BER: F  
BER Number: 108130329  
Energy performance rating: 386.73 kWh/m2/yr

# VIEWING

Strictly by appointment with the sole selling agents. Hunters Estate Agent. Foxrock.

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