

# 3 ARDILEA WOOD, Clonskeagh, Dublin 14, D14 W421



## Superb Five-Bedroom Detached House

BER C1

Impressive five bedroom detached house perfectly located off Roebuck Road in Ardilea. Ardilea Wood is an exclusive development of only ten detached residences in their own private grounds





## THE PROPERTY

- Hooke & MacDonald are delighted to present this stunning extra large 5-bedroom detached home. The property is perfectly located off Roebuck Road in Ardilea. Ardilea Wood is an exclusive development of only ten detached residences in their own private grounds.
- This beautifully presented property extending to an impressive c 332 sq.m/ 3,575 sq.ft and is immersed with charm throughout. The ground floor accommodation comprises an entrance hallway, large living room, dining room, family room, kitchen, and sunroom.
- The ground floor is completed with a utility room, downstairs WC and a home office.
- The first floor consists of 5 large double bedrooms, two of which are ensuite and a main bathroom.
- The second floor comprises a recreational suite, changing area and large bathroom.
- Ardilea Wood is approached via Louvain and Salzburg, two of the most prestigious residential roads in Dublin.
- All the amenities of Clonskeagh, Stillorgan, Mount Merrion, Dundrum Donnybrook, Ranelagh and Ballsbridge are close at hand including shops, schools and colleges, restaurants, leisure facilities, sports clubs, and transport.
- The UCD Campus at Belfield is close by and the Radisson St. Helens Hotel is within easy reach on the main Stillorgan road.







## FEATURES

- Three fireplaces by Lamartine Ltd.
- Living room: William IV Corbel Bianco hand carved with antique brass frame basket and absolute black granite hearth.
- Dining room: Dublin Corbel in Bianco marble with lagan cast inset.
- Family room: Dali in Maplewood with a burnished crown cast inset, absolute black granite hearth.
- Large classic cornice downstairs and Georgian straight run cornices on first floor.
- Clarinda centre pieces roses in lounge, dining and family room.
- Above normal floor to ceiling heights 9'2" downstairs.
- Kitchen, utility room and sunroom floors laid with a ceramic tile taken from an ancient Tuscan quarry and complemented with a Riverstone border of handpicked pebbles.
- The living room has a feature bulls eye window.
- Home office fully fitted with a Libris executive modular home office system by Oakline.
- Kitchen: Cherrywood shaker with stainless steel handles and plinths and supreme black granite worktop deigned by Nolan's.
- Master bedroom fitted with Cawley's hand crafted Kingston range wardrobes with hardwood cherry doors and walk in wardrobe fitted out in Cherrywood units with a wall trouser press; other bedrooms fitted with wardrobes from Crawley's 'Cherry Shaker' and 'Euro' ranges.
- 2nd floor has a large recreational suite fitted out with Cherrywood storage presses, drawers, and desk. There is a large walk through changing area also fitted out with Cherrywood storage units.
- Full feature bathroom on this level with a Pulsar Jacuzzi bath, separate shower, wc and bidet. Cherrywood vanity unit with marble top and under counter sink. Cherrywood shelving around walks with marble top.
- Walk-in storage area on 2nd floor level.











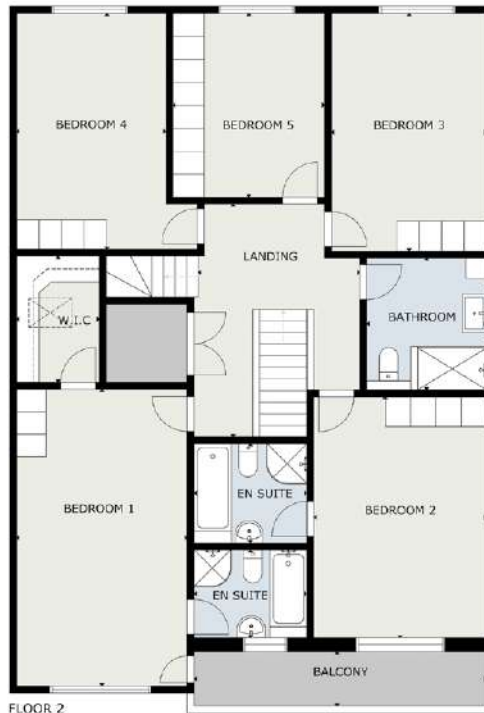




3 ARDILEA WOOD



FLOOR 1



FLOOR 2



FLOOR 3



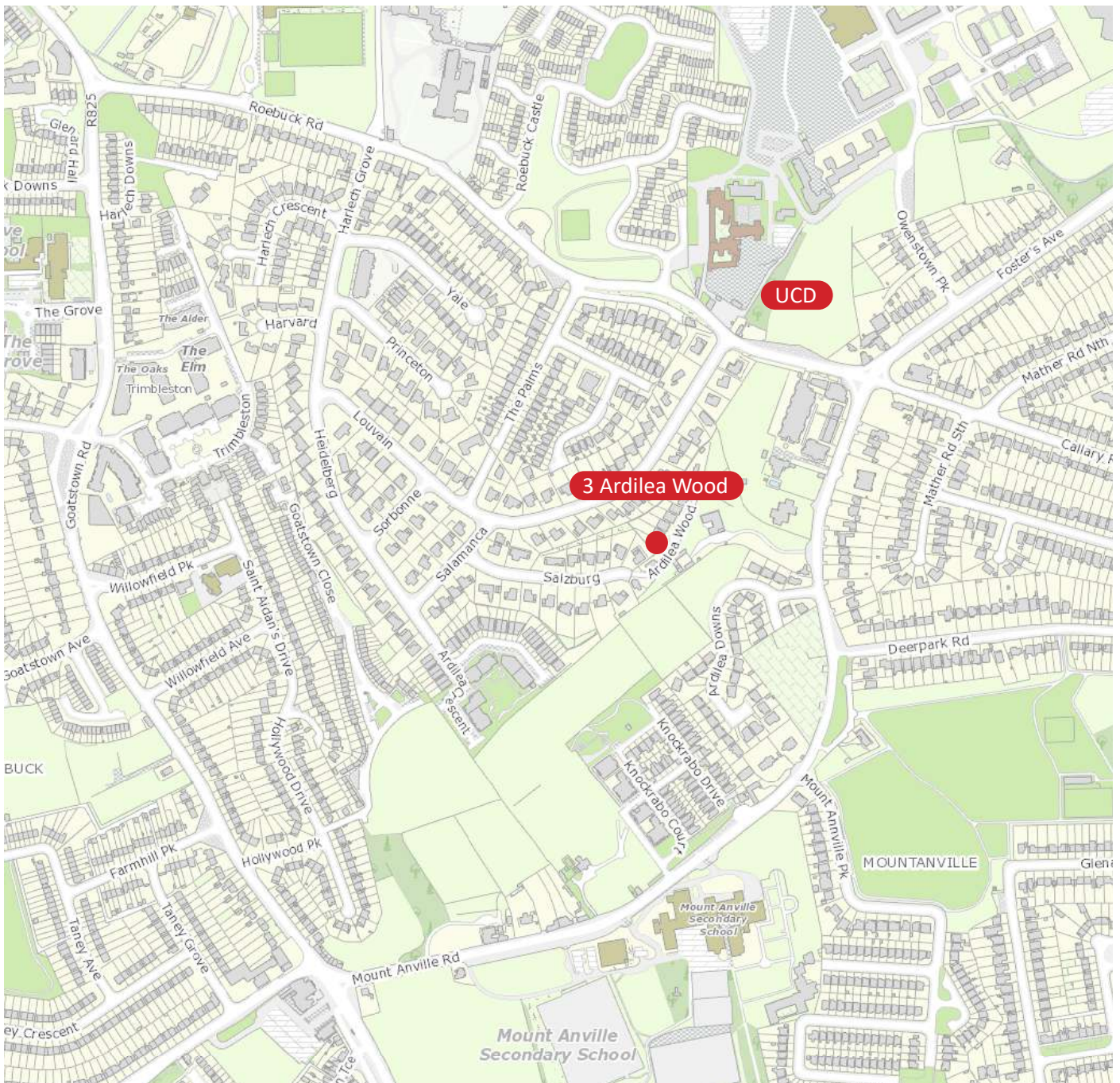
GROSS INTERNAL AREA  
TOTAL: 332m<sup>2</sup> / 3575 ft<sup>2</sup>  
EXCLUDED AREA: BALCONY: 7 m<sup>2</sup>





## EXTERIOR FEATURES

- Private west facing back garden with large Indian Sandstone Patio.
- Back garden has hard landscaping with a good range of feature planting and a garden shed.
- High level brick and rendered dividing back garden walls with ornate feature pier tops.
- Natural slate roofs with clay ridges.
- Victorian design clay chimney pots and scroll and balltop finials.
- Sandstone sills with feature corbels.
- Lavishly landscaped and planted open space area in the development with water fountain, constructed of Donegal sandstone with unique flowform fountain system.
- Front pathways are laid in Staffordshire blue paving bricks.
- The parking spaces and road edging are all laid in granite cobble sets.
- Driveway fits three cars.
- Electronically controlled security gates to the development



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### SERVICE CHARGE:

Currently approximately €3,558 per annum

### TERMS:

For Sale by Private Treaty

### VIEWING:

Strictly by appointment

### BER Details:

BER C1

BER No. 115490989

Energy Performance Indicator: 155.47 kWh/m<sup>2</sup>/yr



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