



Druid Hill, Brennanstown Road,  
Carrickmines, Dublin 18.

 **HUNTERS**  
ESTATE AGENT

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BER C2









# For Sale by Private Treaty

Hunters Estate Agent is delighted to present this exceptionally well presented, bright and spacious stylish detached family home extending to approximately 255 sq.m/2,750 sq.ft to the market. Upon entering this property you are greeted by an entrance lobby, to the left is a Guest W.C. Double doors lead through from the lobby to a most welcoming entrance hallway, the drawing room, dining room, family room, conservatory, a large and extremely well appointed kitchen/breakfast room, a separate utility room and boot room complete the accommodation at this level.

Upstairs, there are four double bedrooms, the master suite benefits from a walk-in wardrobe and ensuite shower room and a family bathroom. There is also a large attic which offers tremendous scope to convert subject to the necessary planning permission.

Druid Hill enjoys a most appealing and extremely tranquil elevated setting bordered by charming granite walls on c. 0.13ha (0.33acre) offering outstanding views over the surrounding hinterland. The property is approached by a sweeping driveway bordered by rolling lawns and well stocked borders with a variety of shrubs, plants, hedging and trees and enjoys a south westerly aspect. A raised patio overlooks the gardens, perfect for al fresco dining. There is ample secure parking.

Brennanstown Road is a most sought after location conveniently situated close to a host of amenities in nearby Foxrock and Cabinteely villages, Dundrum Town Centre and Blackrock including several shopping centres, an array of specialist shops, restaurants, coffee shops and delis. The area also benefits from many recreational

amenities including Cabinteely Park and various local tennis, rugby, GAA and golf clubs and marine activities in nearby Dun Laoghaire. Some of Dublin's finest primary and secondary schools are within easy reach including St Brigid's and Hollypark national schools, Loreto Foxrock, Mount Annville, St. Andrews College, Willow Park and Blackrock College to name but a few.

Excellent transport links are close by including the QBC, N11, M50 and the LUAS green line at Carrickmines providing ease of access to and from the city centre and surrounding areas.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Superbly proportioned detached family home
- » Enjoying bright and spacious accommodation throughout
- » Secure off street parking for several cars
- » Most appealing south westerly gardens of c. 0.13ha (0.33acre)
- » Elevated position overlooking the surrounding hinterland
- » Double glazed throughout
- » Gas fired central heating
- » Security alarm system
- » Accommodation extends to approximately 255sq.m/2,750 sq.ft

# ACCOMMODATION

## ENTRANCE LOBBY

2.25m (7’3”) x 2.03m (6’7”)  
Tiled floor, ceiling cornice work, digital alarm panel.

## GUEST W.C.

2.25 (7’3”) x 2.11 (6’10”)  
White suite including pedestal wash hand basin, fitted mirror over, w.c., tiled floor.

## RECEPTION HALLWAY

7.49m (24’5”) x 2.06m (6’8”)  
Ceiling cornice work, solid red oak timber floor, feature atrium, wall lighting, intercom, handset, telephone point, heating control panel.

## DRAWING ROOM

5.21m (17’) x 4.14m (13’6”)  
Marble fireplace with polished marble inset and hearth, brass surround and open fire, ceiling cornice work, solid red oak timber flooring, t.v. point and double panelled doors through to

## DINING ROOM

4.13m (13’6”) x 3.92m (12’9”)  
Ceiling cornice work, solid red oak timber floor.

## FAMILY ROOM

4.11m (13’4”) x 3.28m (10’8”)  
Feature bay window, timber fireplace with marble inset, brass surround with open fire and slate hearth, solid red oak timber flooring, ceiling coving.

## CONSERVATORY

9.69m (31’8”) x 2.77m (9’)  
Tiled floor, double doors to patio and gardens.

## KITCHEN/BREAKFAST ROOM

9.83m (32’2”) x 3.02m (9’10”)  
Range of high gloss units, polished granite worktops and tiled splash-backs, stainless steel sink unit, Stanley with two hot plates and oven, four ring halogen hob, extractor fan over, separate oven, integrated microwave, provision for fridge freezer and dishwasher, tiled floor ceiling coving.

## BOOT ROOM

2.03m (6’7”) x 1.9m (6’2”)  
Digital alarm panel, tiled floor.

## UTILITY ROOM

2.42m (7’10”) x 1.59m (5’2”)  
Fitted cupboards, worktop, plumbed for washing machine and tumble dryer, tiled flooring

## STAIRCASE TO FIRST FLOOR

## GALLERY LANDING

9.03m (29’7”) x 1.12m (3’7”)

## MASTER BEDROOM

6.06m (19’9”) x 4.67m (15’3”)  
Feature bay window, ceiling coving, wall lighting, telephone and t.v. points, door to

## WALK-IN WARDROBE

3.67m (12’) x 1.61m (5’2”)  
Range of fitted wardrobes

## ENSUITE SHOWER ROOM

2.32m (7’7”) x 2.17m (7’12”)  
Double tiled shower unit, w.c., twin wash hand basins with fitted mirror and lighting over, recessed mirrored cabinet, extractor fan, fully tiled walls and tiled floor.

## BEDROOM 2

4.19m (13’8”) x 3.79m (12’4”)  
Double room with fitted wardrobes and ceiling coving.

## BEDROOM 3

4.19m (13’8”) x 3.74m (12’2”)  
Double room with fitted wardrobes and ceiling coving.

## BEDROOM 4

3.03m (9’10”) x 2.71m (8’9”)  
Ceiling coving, wall lighting.

## BATHROOM

3.47m (11’3”) x 2.03m (6’7”)  
Bath with shower attachment, separate shower unit, pedestal wash hand basin with fitted mirror and lighting over, w.c., heated towel rail, extractor fan, partly tiled walls, tiled floor.

## HOTPRESS

2.19m (7’1”) x 1.29m (4’2”)  
Ample shelving, immersion and timer.















OUTSIDE

The property enjoys a most tranquil setting benefiting from a south westerly aspect. A sweeping driveway bordered by rolling lawns with well stocked borders planted with a variety of shrubs, plants and trees leads up to this most imposing property and offers secure parking for several cars.

DIRECTIONS

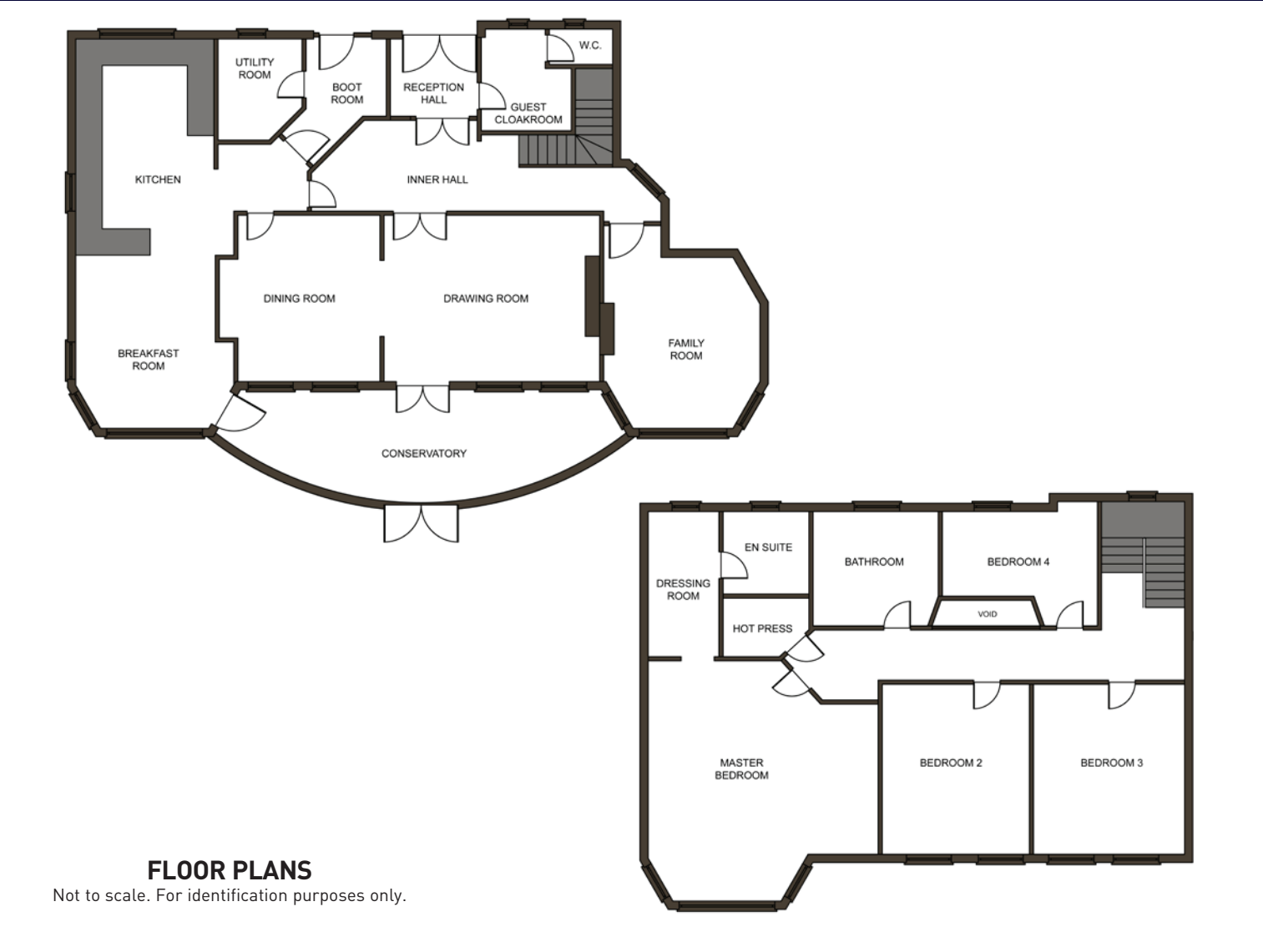
Travelling from Foxrock Village, proceed down Brighton Road through the traffic lights onto Brennanstown Road and Druid Hill is half way down on the left hand side.

BER DETAILS

BER: C2  
BER Number: 101300036  
Energy Performance Rating: 194.05 kWh/m2/yr

VIEWING

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



 **HUNTERS**  
ESTATE AGENT

T 01 275 1640 E info@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



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