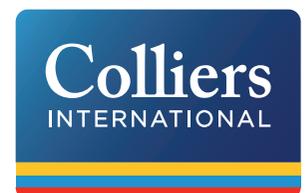




DUNBOY LODGE

Brighton Road, Foxrock, Co. Dublin. D18 V9X7



THE PROPERTY

Colliers International is delighted to present to the discerning purchaser the opportunity to acquire this charming 4 bedroom detached Edwardian style residence. 'Dunboy Lodge' is a truly superb family home sitting on c.0.22 acre of mature manicured gardens in a sylvan setting. Just a leisurely stroll from Foxrock Village, on Foxrock's premier location the tree lined Brighton Road, 'Dunboy Lodge' is afforded considerable privacy by the mature hedging surrounding the property.

This superbly appointed family home has been meticulously maintained during the tenure of the current owner and extends to a spacious 243 sq.m (2615 sq.ft). 'Dunboy Lodge' exudes charm and elegance both inside and out, providing generous comfortable family accommodation.

The property is approached via a private gated entrance. Entering one is immediately struck by the bright and elegant entrance hall and its tranquil ambience. The light filled entrance hall exudes character with the feature staircase leading to a fine square landing. To the left is a formal dining room with interconnecting doors to the drawing room, that features a beautiful decorative period fireplace. This gracious reception room boasts dual aspect overlooking the gardens, which enjoy the morning sun and leads to the sun room.

To the right of the hall there is a cloakroom, guest wc and study. The entrance hall leads to a 'Beola' Crafted country style kitchen / breakfast room and enjoys a westerly aspect overlooking the gardens. Leading from the kitchen is the large utility room with access to the garden and a further guest wc.

A sweeping staircase leads to the first floor landing which overlooks the large open hallway and off which are four well-proportioned bedrooms. The master bedroom has a walk in wardrobe and an en-suite bathroom and overlooks the rear garden. There is an additional bathroom, a separate shower room and a separate wc, which completes the accommodation on the first floor.

The generous site offers great potential for prospective purchasers to extend the house further subject to planning permission. 'Dunboy Lodge' is a truly delightful family home which will appeal to the purchaser seeking a home exuding old charm and ambience in a quiet and peaceful setting on one of Foxrock's most sought after roads.

'Dunboy Lodge' is approached through a pair of electric gates with intercom to the forecourt which provides ample secure parking of up to 5/6 cars to the front. The property is perfectly positioned on c. 0.22 of private landscaped garden. Superbly maintained by its' current owner, the garden enjoys a south westerly aspect allowing for all day sunshine and boast an eclectic array of plants, shrubs and raised flower beds. Specimen trees, include Scotch Pines, English Planes, Silver Birch, Magnolia and Cherry. The property benefits from side access to the front garden on both sides.





ACCOMODATION

Entrance Hall

(4.54m x 3.10m)

Feature stain glass window to hall door. Timber floor. Decorative cornice.

WC

White suite to include wash hand basin and wc. Timber floor. Window. Under stairs storage and cloaks room.

Study

(3.43m x 2.77m)

Timber floor. Dado rail and cornice. Recess lights.

Dining room

(3.70m x 4.39m)

Dado rail and cornice. Carpet. Interconnecting doors to

Drawing room

(6.02m x 4.39m)

Gracious dual aspect reception room. Feature marble original fireplace to include leather side seats. Marble insert with brass fender. recess lighting.

Doors to:

Sun Room

(4.53m x 4.22m)

Amtico floor with decorative detail. Radiator and fan cooling system. Door to garden.

Kitchen Breakfast Room

(4.12m x 5.97m)

'Beola' crafted kitchen with range of built in units incorporating work top areas. Tiled splash back stainless steel sink unit. 4 ring gas hob. Gas Oven. Double Oven. Two separate fridges. Intercom hand set. Gas boiler.

Hot press

Utility Room

(3.21m x 2.77m)

Extensive built in shelving, work top. Plumbed for washing machine and freezer.

Door to side garden

Door to wc

White suite to include wc and wash hand basin.

First Floor

Master Room

(5.09m x 5.92m)

Large double bedroom. Range of built in wardrobes. Overlooking rear garden.

Dressing room

(1.59m x 2.02m)

En-suite

(2.40m x 2.02m)

White suite to include built in vanity unit with mirror, built in drawers and shelving, bath, wash hand basin and wc. Decorative timber effect. Window.

Shower Room

Shower with screen. Partly tiled. Wash hand basin. Decorative timber effect. Recess lighting. Window.

WC

White suite to include wash hand basin and wc. Decorative timber effect. Recess lighting. Window.

Bedroom 2

(3.91m x 4.28m)

Range of fitted wardrobes. Recess lighting. Overlooking rear garden.

Bedroom 3

4.09x 4.28m)

Range of fitted wardrobes. Recess lighting. Overlooking front garden.

Bathroom

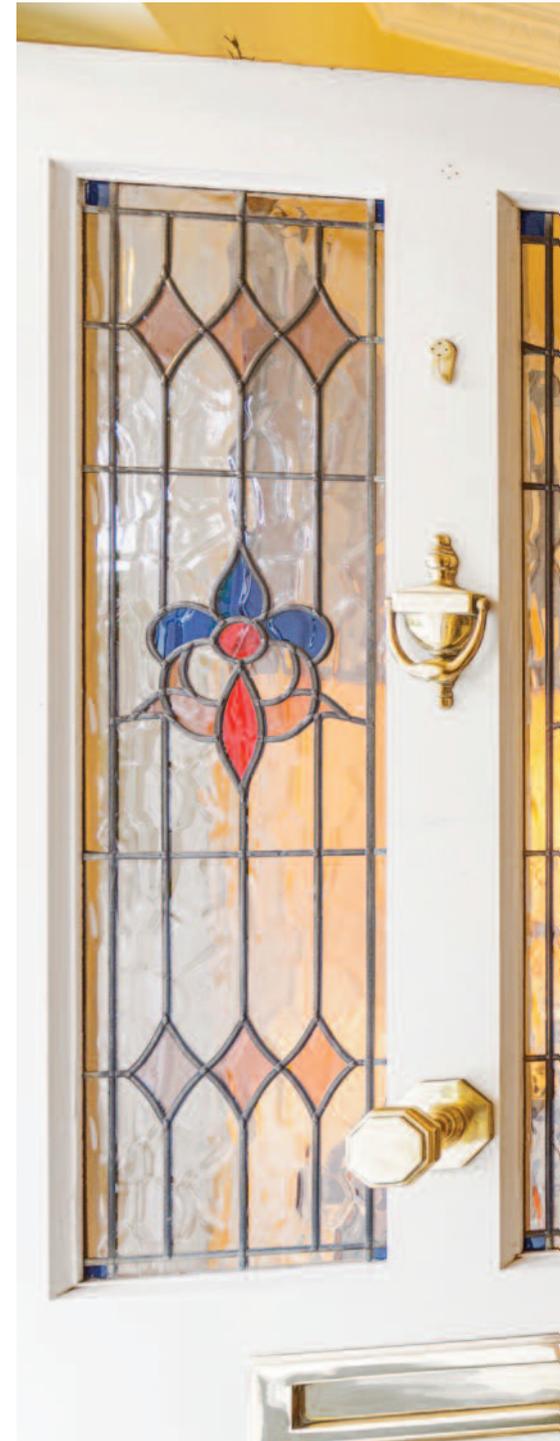
(1.70m x 3.00m)

White suite to include shower with screen. Partly tiled. Wash hand basin. WC. Heated towel rail. Recess lighting. Window.

Bedroom 4

(3.25m x 2.72m)

Overlooking front garden. Wash hand basin.





FEATURES

- Charming 4 bedroom detached family home
- Gracious well-proportioned accommodation extending to 243 sq.m (2,615 sq.ft)
- Superbly presented throughout
- GFCH
- Sitting on 0.22 acres of private mature gardens
- A short stroll to Foxrock Village
- Superb location
- Security alarm
- Generous parking for several cars
- Prime residential location on Brighton Road close to excellent junior and senior schools
- Excellent transport links including N11 (QBC), M50 and LUAS





LOCATION

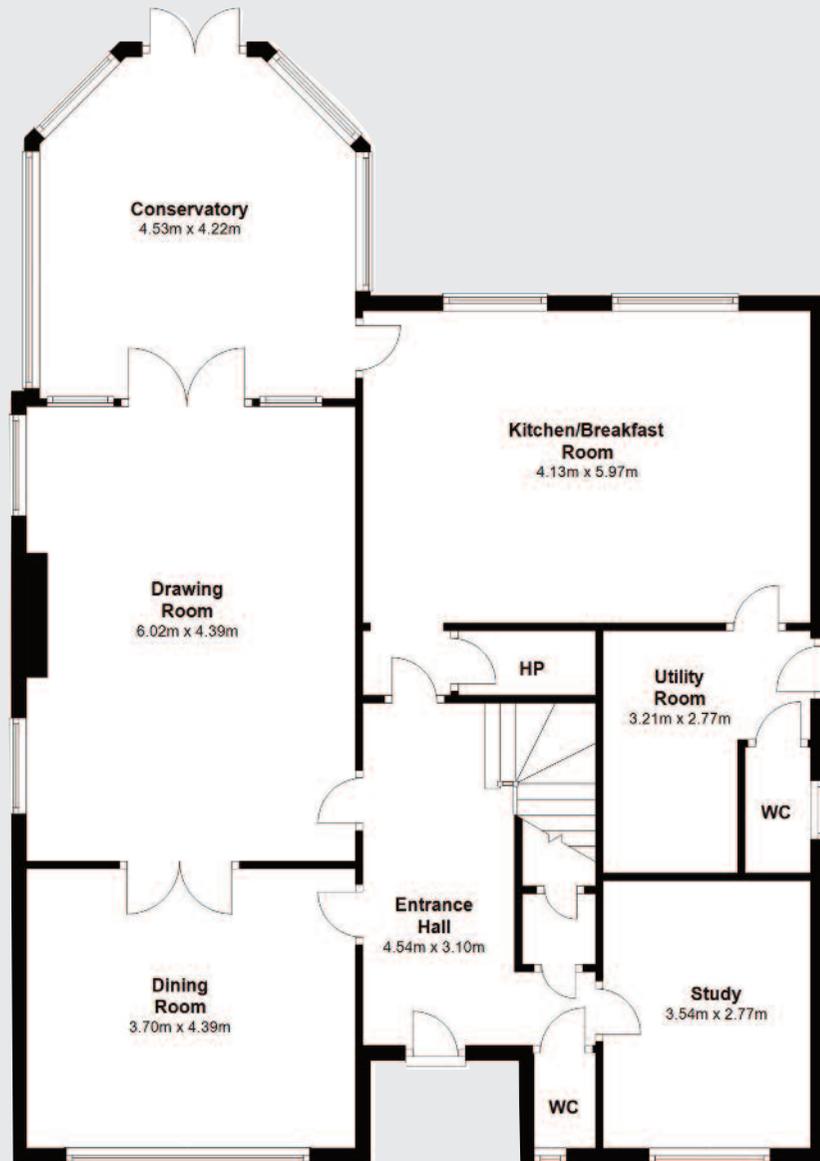
The location is prime Foxrock situated on the sunny southerly side of the sought after and much acclaimed Brighton Road. The location is within a short stroll from the heart of Foxrock Village home to comprehensive choice of restaurants, boutiques and specialist shops. Cornelscourt and Stillorgan Shopping Centre, Blackrock and Cabinteely Villages are all within easy reach and Dundrum Town Centre is a short drive away.

Transport links close by include the LUAS at Carrickmines and Sandyford, the N11 (QBC) provides easy access to Dublin Business District and St Stephens Green. The proximity of Junction 13 on the M50, Dublin Orbital Motorway affords easy access to Dublin International Airport and the principle Irish Road network. Recreational facilities abound in the area with such entities as Carrickmines Lawn Tennis Club, Leopardstown Golf Centre, Leopardstown Race Course, Foxrock Golf Club and Westwood Gym. Water based activity at Dun Laoghaire Harbour with its Yacht clubs and walking in Cabinteely Park with its woodland walks are all within easy reach. There are also several local rugby, football, GAA and hockey clubs close by.

Many of south Dublin's top schools located close by including Holly Park and St Brigid's national schools, Kill of the Grange national school, Loreto College Foxrock, Blackrock College and Mount Anville, to name but a few. UCD and Trinity College are easily accessible.



FLOOR PLANS







DIRECTIONS

Travelling south bound along the N11 from Dublin City Centre. Take a right on to Westminster Road. Take a left at Foxrock Village on to Brighton Road. Dunboy Lodge is located on your right hand side denoted by a Colliers International Sign Board.

VIEWING

Strictly by Appointment.

CONTACT



PSRA No. 001223

COLLIERS INTERNATIONAL
Hambleden House
19-26 Lower Pembroke Street
Dublin 2

t: + 353 1 633 3700
w: www.colliers.ie

Catherine O'Connor

e: catherine.oconnor@colliers.com
t: +353 1 6333764
m: +353 87 250 8848

Marcus Magnier

e: marcus.magnier@colliers.com
t: +353 1 633 3785
m: +353 86 255 5161

