



No.1 Fernhill, Kilgobbin Lane,  
Stepaside, Dublin 18.

 **HUNTERS**  
ESTATE AGENT

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BER A3





# For Sale by Private Treaty

Hunters Estate Agent is truly honoured to present "Number One Fernhill" to the market. This attractive "A rated" detached family home extending to approximately 203 m./2,200 sqft is set within an exclusive cul de sac development of just two houses on Kilgobbin Lane Stepside. Architect designed and built by Urban Homes, this house has been finished to an exacting standard throughout and boasts panoramic views over the city and across Dublin Bay to Howth. The property's hot water and under floor heating systems are powered by an "air to water" heat pump. The internal climate is controlled throughout by an Aereco "demand controlled ventilation" (DCV) system with intelligent direct air inlet filters fitted in each room. Aluclad triple glazed windows and external doors are fitted throughout the house. The property is wired for alarm and security camera systems. Interior design and staging has been completed by Emma J interior.

"Number One Fernhill" is approached through an electric sliding gate and over a gravel driveway bordered by granite faced walls and paving.

Upon entering the property, you are greeted by a most welcoming hallway with a bespoke designed staircase and guest cloakroom. Double doors straight ahead lead into an impressive open plan living, dining, kitchen area incorporating a Darren Langrell designed kitchen with quality AEG appliances and separate utility room. Double doors to the right lead into a generously proportioned drawing room with a bespoke limestone fireplace fitted with Optimyst fire. To the immediate right is a spacious study/family room. A guest WC completes the accommodation at this level. Hakwood European oak flooring is fitted throughout the entire ground floor.

The bespoke stairs to first floor landing is manufactured from a combination of natural oak and painted timbers. The well proportioned landing leads to the master bedroom with ensuite. There are three further double bedrooms, one of which is ensuite. All four bedrooms are fitted with Darren Langrell designed floor to ceiling slide robes. The bedrooms and landing are fitted with luxury carpets. The spacious family bathroom with separate shower unit, bespoke designed vanity unit and free standing bath completes the accommodation at this level. A Fakro retractable stairs leads to the large floored attic with three rooflights over.

Outside, to the front there is ample off street car parking on a gravel driveway behind an electronic sliding gate. Access to the granite footpaths on either side of the house is controlled by side gates with digital coded locks. The generous granite patio area to the rear merges seamlessly with

the luxuriously landscaped rear garden. The low maintenance south westerly facing rear garden provides a haven for timeless private and secluded relaxation. The garden lighting system is zoned by area and levels.

The property is within a stroll of a variety of shops, stores and restaurants in stepaside village. Purchasers can also enjoy the peace and tranquillity of the many local walking routes and paths. Sporting enthusiasts can avail of local amenities such as Stepside pitch and put club, Carrickmines Lawns Tennis Club, Leopardstown Racecourse, Foxrock Golf Club, Leopardstown Golf Centre, Park Celtic Soccer Club and Westwood Gym, with marine activities in nearby Dun Laoghaire. Some of Dublin's finest primary and secondary school and colleges are within easy reach while University College Dublin is just a short drive away. The development is also within walking distance of the Glencairn Luas stop and a short drive to the M50 and N11.

Viewing is highly recommended.

## SPECIAL FEATURES - EXTERIOR

- » Located in private cul de sac
- » Detached home 202m.sq (2,200 sq.ft)
- » 27m<sup>2</sup> /300 sq.ft attic storage with roof windows
- » Sunny south westerly facing patio and landscaped rear garden
- » Natural slate roof finish
- » Triple glazed Aluclad windows
- » Granite window sills and cladding

## SPECIAL FEATURES - INTERIOR

- » A Rated
- » Space & water heating by "Air to Water" heat pump
- » Demand controlled ventilation /DCV with intelligent air intake vents
- » Bespoke Darren Langrell designed furniture throughout
- » Hardwood European oak flooring downstairs
- » Luxurious wool carpets upstairs
- » Decorated throughout with Colortrend paints

# ACCOMMODATION

## ENTRANCE HALL

4.49m (14'27") x 3.88m (12'72")

Bright, spacious and welcoming entrance hall with a bespoke Darren Langrell designed staircase. Hardwood European oak flooring, under-stairs storage, recessed lighting, speakers for a multi channel sound system, and telephone point.

## GUEST W.C.

1.87m (6'13") x 1.47m (4'82")

W.c., bespoke designed vanity unit, with sink, recessed lighting, extractor fan and Laura Ashley tiled floor.

## DRAWING ROOM

5.93m (19'45") x 3.99m (13'08")

Spacious drawing room with hardwood European oak flooring. Natural limestone fireplace with Optimyst fire. Recessed and pendant lighting with dimmer, five amp multi lamp circuit. Multiple electrical points, TV and phone points.

## FAMILY ROOM / STUDY

Spacious room with hardwood European distressed oak timber flooring. Multiple electrical points, TV and phone points.

## OPEN PLAN LIVING ROOM

7.99m (26'20") x 6.39m (20'95")

Superbly proportioned and spacious living/dining/kitchen room which incorporates the kitchen and dining areas, merging with an extensive lounge area. Hardwood European oak flooring and a set of wide opening French doors lead out to a granite paved patio and the low maintenance and luxuriously landscaped rear garden. Speakers for a multi channel sound system.

## KITCHEN

A bespoke hand painted kitchen with a Lagoon quartz worktop is designed and manufactured by Darren Langrell Furniture. The appliances include an AEG double oven and microwave with a full surface induction hob and a full height integrated fridge. Extensive recessed and embedded lighting is blended with low hanging lights over the large island unit. The generous dining area has height adjustable and dimmable pendant light over. The lounge area is generally proportioned enjoys a number of TV points, installed to facilitate personalised orientation of the layout.

## UTILITY ROOM

2.38m (7'80") x 1.86m (6'10")

Fully tiled floor to ceiling and counter high storage units. Appliances include eye level washing machine and tumble dryer with an under counter freezer unit, hardwood European oak flooring, recessed lighting, extractor fan and heating control panel.

## STAIRS TO FIRST FLOOR

The bespoke stairs leads up to the first floor.

## LANDING

5.48m (17'97") x 3.27m (10'72")

Spacious first floor landing leads to four large double bedrooms, the family bathroom and a generous walk-in hotpress. There is also access to the extensive attic storage area from the landing using a Fakro ladder.

## MASTER BEDROOM

3.94m (12'92") x 3.39m (11'11")

A spacious master bedroom has bespoke designed floor to ceiling slide robes and an ensuite. Recessed and pendant lighting on a dimmer, TV point, phone point and multiple electrical sockets. Speakers for a multi channel sound system are recessed in the ceiling.

## ENSUITE SHOWER ROOM

2.4m (7'87") x 1.0m (3'28")

Step-in tiled Merlyn shower unit with rain water head, w.c., wash hand basin with mirror cabinet and light over, partly tiled wall and tiled floor, recessed lighting and extractor fan.

## BEDROOM 2

3.55m (11'64") x 3.25m (10'66")

A spacious double with bespoke designed floor to ceiling slide robes and an ensuite. It has both recessed and pendant lighting on a dimmer, TV point, phone point and multiple electrical sockets.

## ENSUITE SHOWER ROOM

2.4m (7'87") x 1.0m (3'28")

Step-in tiled Merlyn shower unit with rain water head, w.c., wash hand basin with mirror cabinet and light over, tiled floor and partly tiled walls, recessed lighting and extractor fan

## BEDROOM 3

3.93m (12'89") x 3.39 (11'11")

A spacious twin bedded room with bespoke designed floor to ceiling slide robes. It has both recessed and pendant lighting on a dimmer, TV point, phone point and multiple electrical sockets.

## BEDROOM 4

3.85m (12'62") x 2.79m (9'15")

A double and has bespoke designed floor to ceiling slide robes and an ensuite. It has both recessed and pendant lighting on demand, TV point, phone point and multiple electrical sockets.

## HOTPRESS

1.68m (5'51") x 0,89m (2'91")

With ample shelving and radiator.

## BATHROOM

2.64m (8'65") x 2.4m (7'87")

Free standing bath with overarching mixer tap. Bespoke designed vanity unit with a wide format basin and large mirror with feature lighting over. Laura Ashley floor and wall tiles and Merlyn frameless shower unit. Speakers for a multi channel sound system are recessed in the ceiling.

## ATTIC STORAGE

Ample attic storage area of approximately 27m<sup>2</sup> /300 sqft. Three Velux roof windows create a bright area with a variety of potential future storage options open to the purchaser.







## OUTSIDE

To the front there is a gravelled driveway with electronic sliding gate and parking for three cars. Dual gated side entrances lead to the most appealing sunny south westerly facing rear garden with a substantial granite paved patio and tiered landscaped garden.

## DIRECTIONS

Coming from Stepside Village drive down Kilgobbin Road, Kilgobbin Lane is the first left hand turn. Follow up Kilgobbin Lane and the property is at the top on your left hand side.

## BER DETAILS

Ber rating: A3

## VIEWING

By prior appointment through sole selling agent,  
Hunters Estate Agent, Foxrock.  
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