



'Coolhaven', Brighton Road, Foxrock, Dublin 18.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is truly honoured to present 'Coolhaven' on Brighton Road, to the market. A most appealing detached family home, extending to c. 180 sqm /1930 sqft, approached by a private gated driveway and sits proudly on c. 0.54 acres of manicured gardens nestled on this much sought after mature treelined road in the heart of Foxrock.

A superb opportunity awaits the potential purchaser to create a truly wonderful home of their own. The property also offers excellent potential to further develop subject to the necessary planning permission.

The property has been lovingly cared for over the years by the current owners, however now requires upgrading and modernisation. Accommodation briefly comprises of a gracious reception hallway off which lies a drawing/dining room enjoying a dual aspect, a family room, kitchen, study/bedroom 4 and guest w.c complete the accommodation at this level. Upstairs there are 3 generous bedrooms with a family bathroom and separate w.c.

'Coolhaven' enjoys superbly maintained landscaped gardens. Rolling lawns are bordered by mature planting and herbaceous flowering beds including a feature rose bed, various shrubs, plants, specimen trees and hedging provide a truly tranquil setting and a high degree of privacy further enhanced by a sunny south westerly aspect.

Ideally located, a short stroll from the bijou shops and eateries in Foxrock Village. Cabinteely, Cornelscourt, Deansgrange, Stillorgan and Blackrock villages are also within easy reach. Carrickmines Retail Park and Dundrum Town Centre are a short drive away.

Sporting and recreational amenities are in abundance locally, including Carrickmines Lawn Tennis Club, Leopardstown Racecourse and Golf Centre, Foxrock Golf Club and Westwood Gym. Woodland walks can be enjoyed in nearby Cabinteely Park

and marine activities in Dun Laoghaire. Equestrian activities are located close by in Kiltarnan and Carrickmines. There are several local rugby, football, GAA and hockey clubs within the area.

Some of Dublin's finest primary and secondary schools and colleges are within easy reach including St Brigid's and Hollypark national schools, Loreto College Foxrock, Mount Anville, St. Andrews College, Willow Park and Blackrock College, to name but a few. University College Dublin and Trinity College are easily reached on public transport.

'Coolhaven' benefits from several excellent transport links, including the LUAS at Carrickmines, the M50 (exit 15), the N11 (QBC), with Foxrock Village serviced by Dublin Bus route 63 offering access to Carrickmines and Dun Laoghaire.

SPECIAL FEATURES

- » Most appealing detached family home
- » Extending to c. 180 sqm / 1,930 sqft
- » Excellent potential to further develop
- » Sitting on c. 0.54 acres of manicured gardens
- » Sunny south westerly aspect
- » Gas fired central heating
- » A short stroll to Foxrock Village
- » Excellent transport links including LUAS, M50 and N11 (QBC)
- » Several highly regarded schools nearby
- » Many local sporting and recreational facilities

ACCOMMODATION

ENTRANCE HALL

4.24m x 2.56m (13'9" x 8'4")

Ceiling coving, hall door with feature leaded glass, phone watch alarm panel.

GUEST W.C.

1.97m x 1.37m (6'5" x 4'5")

W.c., wash hand basin, fully tiled walls.

CLOAKROOM

Hanging and shelving space.

DRAWING ROOM / DINING ROOM

7.4m x 5.31m (24'3" x 17'4")

Ceiling coving, dual aspect with door to garden, marble fireplace with open fire, bay window, wall lighting, t.v. point and picture window overlooking gardens.

FAMILY ROOM

4.53m x 4.23m (14'9" x 13'9")

Marble fireplace with fitted gas fire, fitted shelving, ceiling coving, bay window overlooking gardens.

KITCHEN

4.2m x 3.48m (13'8" x 11'4")

Range of fitted units, worktop, stainless steel sink unit, Rangemaster with Copper hood and extractor fan over. Provision for fridge, tiled splash-back and door to side passage.

HOME OFFICE/BEDROOM 4

3.47m x 2.34m (11'4" x 7'7")

Window overlooking gardens.

UTILITY ROOM

8m x 1.8m (26'2" x 5'9")

Covered side passage with access to front and rear gardens. Belfast sink, plumbed for washing machine, fitted storage.

SEPARATE W.C.

BOILER HOUSE

2.5m x 1.58m (8'2" x 5'2")

Two wall mounted gas fired boilers.

FUEL STORE

2.51m x 1.61m (8'2" x 5'3")

PANTRY

2.69m x 1.6m (8'8" x 5'2")

Fitted shelving

STAIRCASE TO FIRST FLOOR

LANDING

Hotpress with immersion, timer and shelving.

STORAGE CLOSET

1.62m x 1.26m (5'3" x 4'1")

MASTER / BEDROOM 1

5.31m x 4.55m (17'4" x 15')

Dual aspect, under eaves storage, wash hand basin with mirror over.

BEDROOM 2

4.53m x 4.24m (14'9" x 13'9")

Range of built-in wardrobes, dressing table with fitted mirror and light over, wash hand basin with mirror over.

BEDROOM 3

3.47m x 2.95m (11'4" x 9'7")

Built-in wardrobe and bookshelves, pedestal wash hand basin with splash-back and mirror over.

BATHROOM

2.64m x 2.7m (8'7" x 8'8")

Corner bath, shower attachment over, pedestal wash hand basin with fitted cabinet over. Bidet, fully tiled walls, heated towel rail and under eaves storage.

SEPARATE W.C.

1.57m x .95m (5'1" x 3'1")

Fully tiled walls and w.c.







OUTSIDE

This very fine property is approached by a gated entrance with a sweeping driveway offering ample parking to the front. The property is perfectly positioned on c. 0.54 acres of meticulously maintained sunny south westerly gardens boasting rolling lawns, bordered by mature planting, flowering beds, a green house and Barna shed. There are two garages, extending to c. 6m x 3m (19'7" x 9'8") each.

DIRECTIONS

Travelling southbound on the N11 from the city centre, take a right turn onto Westminster Road, at junction with Foxrock Village turn left onto Brighton Road and 'Coolhaven' is located along on the right-hand side.

BER DETAILS

BER Rating: F

BER Number: 109687392

Energy Performance Rating: 426.45 kWh/m²/yr

VIEWING

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

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