



10 Cairnbrook, Carrickmines, Dublin 18 **BER C1**

Morrison
ESTATE AGENTS



For Sale By Private Treaty

A stunning modern detached family home in showhouse condition with an inviting, smart, interior designed layout which has been extremely well maintained and tastefully decorated to include a modern designed kitchen with all built in appliances and south facing landscaped back garden with detached garden storage area all tucked away in a private choice cul de sac location overlooking a landscaped green area with private parking in an extended cobblelock driveway.

Cairnbrook, built by Newlyn Homes is an upmarket residential development located off Glenamuck Road close to Foxrock village and the Carrickmines LUAS. Leopardstown Shopping Centre and Carrickmines Retail Park with their selection of retail and service outlets and an excellent choice of local schools and Dundrum Town Centre and village with its choice of major retail stores, cinema, upmarket restaurants and bars. The M50 is in on the doorstep as well as Sandymount and Stillorgan Business Parks. The Beacon area including Hospital, Shopping Centre and Hotels are all easily accessible.

There are excellent public transport facilities available nearby including the Carrickmines LUAS station (with car Parking), as well as a range of Dublin Buses including the 63, and 46d which serve the LUAS, N11, University College Dublin and the City Centre and also the 44N Nitelink Service from the City Centre. There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, Total Fitness Gym, rugby and football clubs, driving range and Pitch and Putt options, as well as the Kiltiernan Ski slope and various equestrian facilities on the doorstep. Enniskerry Village, The Five Star Powerscourt Hotel, Powerscourt House and Gardens are all a short drive away.



Features Include

- Well proportioned interior designed accommodation c. 267 Sq. M (2,869 Sq. Ft), with additional attic storage area of c. 40 Sq. M (430sq.ft)
- Expertly designed and crafted kitchen with quartz worktops, island unit, Siemens integrated appliances including fridge/freezer, microwave, coffee maker, dishwasher and Britannia stainless steel range style gas cooker
- Master Bedroom Suite with feature balcony, large en-suite bathroom with bath and separate shower and walk-in wardrobe
- Luxurious bathrooms with extensive tiling, quality sanitaryware and fittings, concealed cisterns, fitted mirrors, marble counter tops and heated towel rails
- Gas fired central heating- thermostatically controlled
- Digital burglar alarm system
- PVC double glazed windows
- Impressive high ceilings feature c. 4m ceiling height to kitchen area
- Pre wired for a central music system
- Integrated cabling for tv/phone/broadband
- Extensive tiling in kitchens and bathrooms
- Underfloor heating in bathrooms and en-suites
- Large utility room with integrated Siemens washing machine and tumble dryer and extensive cloaks cupboard storage
- Extensive attic storage area





- Meticulously maintained landscaped grounds within the development
- Choice cul-de-sac location overlooking green area
- Prime Dublin 18 address close to the M50 and LUAS as well as Carrickmines Retail Park, Dundrum and Sandyford Business Region

Accommodation

Reception Hallway: with porcelain tiled floor, ceiling cornice, recessed lighting, stained glass panelling to front door and side window

Living Room: 5.9m x 4.6m- with feature solid stone finished fireplace, walnut timber floor - gas fire, ceiling cornice, recessed lighting, and feature bay window c. 3m x 2.4m with outlook over front garden

Family Room / Study: 4.6m x 3.5m with window overlooking front, ceiling cornice, recessed lighting

Open Plan Kitchen/ Dining/Family area: 10.3m x 5m

Kitchen: with an extensive range of built-in units, quartz worktops, island unit feature with double bowl stainless steel sink unit, Britannia range style cooker with gas hob, stainless steel splashback and extractor fan, Siemens American style fridge/freezer, Siemens integrated coffee maker, Siemens microwave, dishwasher, wine rack, porcelain tiled floor, French door to patio and rear garden

Family/Dining area: with feature solid stone finished fireplace- gas fire- bay window with double doors to patio and rear garden

Utility Room: 4.8m x 2.6m, extensive range of built in units and quartz worktops, integrated Siemens washing machine and Siemens tumble dryer, gas boiler, heating control panel, digital burglar alarm control panel, porcelain tiled floor extensive hanging cloaks storage and door to reception hallway and to garden

Guest WC: 3.4m x 1.6m with white suite comprising wc with concealed cistern, wash hand basin, marble counter top, fitted mirror, shaver socket, porcelain tiled floor, panelling to walls, extractor fan

Understairs Storage

Upstairs – First Floor - Five Bedrooms:

Master Bedroom Suite: with window overlooking front, feature corner bay window area, French door to balcony, recessed lighting, and large walk in wardrobe

En- Suite Bathroom: with white suite comprising bath with shower attachment over,

fully tiled step in shower, wc with concealed cistern, marble counter top, pair of vanity wash hand basins, tiled splashback, fitted mirror, shaver socket, porcelain tiled floor and part tiled walls

Bedroom 2: 4.6m x 3.6m window overlooking front, built-in wardrobes, recessed lighting

Bedroom 3: 4.8m x 4.7m window to rear aspect, with built-in wardrobes

En- Suite Shower Room: with fully tiled step in shower, wc with concealed cistern, wash hand basin, marble counter top, tiled splashback, shaver socket, porcelain tiled floor

Bedroom 4: 3.7m x 2.7m window to rear aspect with built-in wardrobes, recessed lighting

Bedroom 5: 4.9m x 3.4m window to rear aspect with range of built-in wardrobes

En- Suite Shower Room: with fully tiled step in shower, wc with concealed cistern, wash hand basin, fitted mirror, porcelain tiled floor

Bathroom: with white suite comprising bath with shower attachment over, fully tiled step in shower, wc with concealed cistern, double wash hand basins feature, tiled splash back, fitted mirror, shaver socket, recessed lighting, heated towel rail, feature porthole window

Shelved Hotpress to landing

Stairs to floored attic storage area, 6.7m x 6m overall 40 Sq.M [430 Sq.Ft.], with walnut timber floors feature, currently used as gym/ fitness room

Outside:

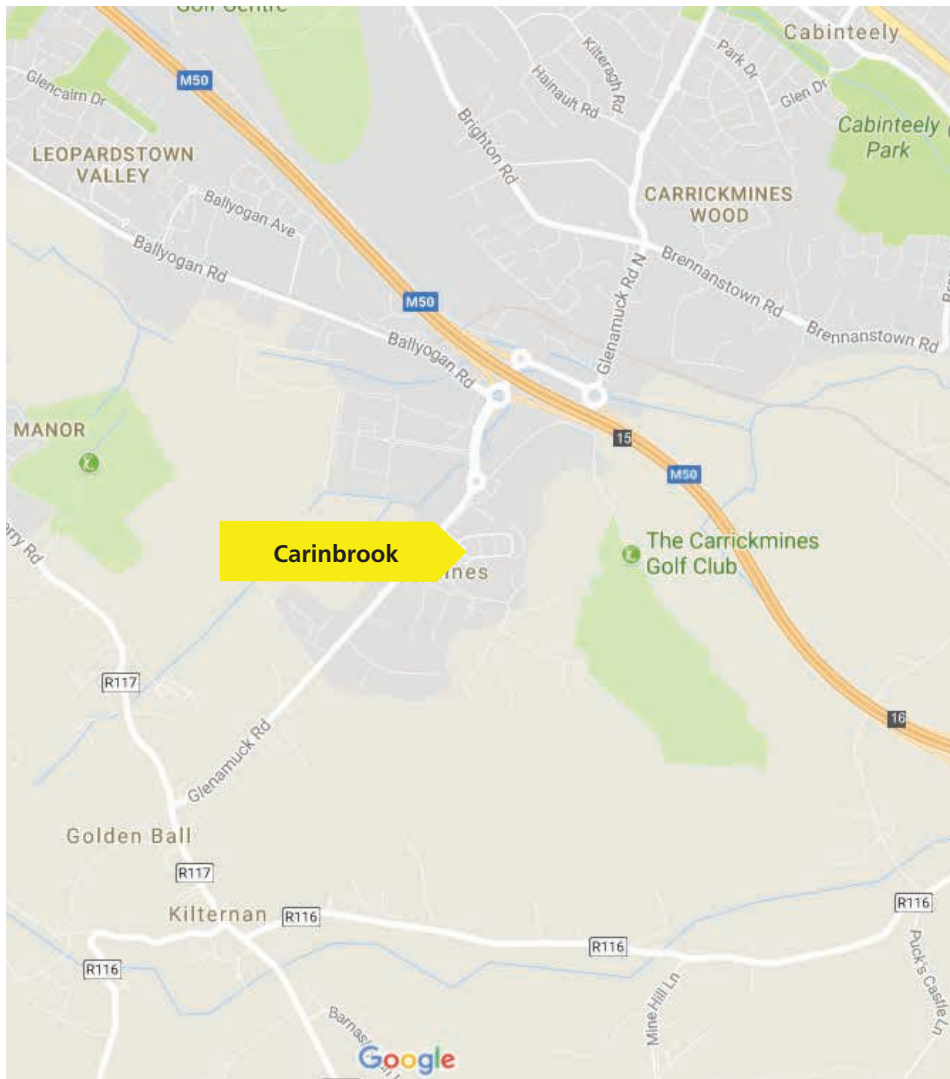
Front security gate opening to cobbled parking area with landscaped front garden area. Dual side access leads to the rear garden which is laid out in lawn with well stocked flowerbeds and enjoys a tremendous south-westerly aspect. Extensive patio area. Outside tap. External Security Lighting.

Feature detached garden building with glass doors to front to use as storage or sport/ recreation 6m x 3.8m

BER:

C1
BER Number: 101502243
EPI: 165.15 kWh/m²/yr





GROUND FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



2ND FLOOR



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