



**CARRAIG RUA, ST. FINTAN'S ROAD, SUTTON, DUBLIN 13**

5 BED DETACHED HOUSE IN A PRIME LOCATION

**BER** B3

**REA**  
**GRIMES**



## FOR SALE BY PRIVATE TREATY

**Carraig Rua, St. Fintan's Road, Sutton, Dublin 13**

### SPECIAL FEATURES

- 5 bed detached house in a prime location
- Approx. 234 sq m / 2,518 sq ft
- Large gardens of approx. 0.23 ac / 0.09 ha
- Short commute to Sutton Village
- Large driveway with ample off-street parking

### DESCRIPTION

REA Grimes is proud to present "Carraig Rua" - a truly unique detached home discreetly tucked away on St. Fintan's Road which is widely recognised as one of Sutton's most sought-after roads. This exceptional property comes to the market in walk-in condition and was partly renovated in 2004 and again in 2015 to extend bedrooms, a new bathroom and a walk-in wardrobe at ground level. The entrance to the house has also been reconfigured during renovations and now allows for direct access at garden level and also provides connections, at half levels, to the living areas and the family room and office which have been placed below in an existing semi-basement. The views are fantastic from the house and the gardens are spacious and private on an impressive site of just over 0.23 acres.

Measuring approximately 234 sq m / 2,518 sq ft, accommodation comprises a family room, office and utility room at sub-ground level while on the ground floor there are 4 bedrooms, two bathrooms and a storage room. On the first floor at half level, is the focal point of the house - the very large kitchen / dining area flooded with natural light due to the large sliding slatted oak screens. These provide a protective layer, permitting control of the view and ingress of sunlight to the kitchen. When open these screens slide back and are housed behind the solid timber panels providing fantastic uninterrupted views. Additionally, on the second floor lies a large living room, the master bedroom and bathroom.

Located on one of Sutton's most prestigious roads, this quiet road has a variety of detached and semi-detached homes, within a short commute of the main village which is filled with an abundance of bustling cafes, restaurants, boutique and speciality shops. The schools in the area are highly regarded and there are numerous sporting clubs on your doorstep including Suttonians Hockey Club, Sutton Tennis Club and Sutton Dinghy Club not to mention the coast which is a short walk away. There are also excellent transport routes including bus and DART services providing easy access to the City Centre.





## ACCOMMODATION

### Sub Ground Level:

#### Entrance Hall

Bright and spacious with wooden flooring. Access to the semi-basement

#### Family Room

Spacious room, ideal as a kids play area with access to the utility room and office

#### Utility Room

Accessed from the family room, plumbed for washing machine and drier

#### Office

With wooden flooring. Ideal home office with plenty of storage space

### Ground Floor:

#### Bedroom 2

Extended double bedroom with access to walk-in wardrobe and shower room

#### Shower Room

With WC, wash hand basin and walk-in shower

#### Bedroom 3

Extended double room with access to walk-in wardrobe and shower room

#### Bedroom 4

Large bedroom currently in use as guest bedroom

#### Bedroom 5

Large double bedroom

#### Shower Room:

With WC, wash hand basin and walk-in shower

#### Storage Room:

Large walk-in storage area

### First Floor:

#### Kitchen / Dining Room

Focal point of the house, light filled with fantastic views and large sliding slatted oak screens. The kitchen has an abundance of ivory wall-to-floor units, integrated oven, feature stone wall with wood burning stove, hob and extractor fan, large island, expansive dining space and large bench

### Second Floor:

#### Bedroom 1 / Master Bedroom:

Large double room to the front of the house with wooden ceiling

#### Living Room

Another focal point of the house. This large room nearly spans the width of the house with great views. There is a small dining area and wood burning stove also located in this room

#### Bathroom

Comprising of a WC, wash hand basin, bath with shower attachment. With access to the hot press



## OUTSIDE:

Large private gardens of approx. 0.23 ac / 0.09 ha

## SERVICES:

- Oil Fired Central Heating
- Alarm

## BER DETAILS:

BER: B3

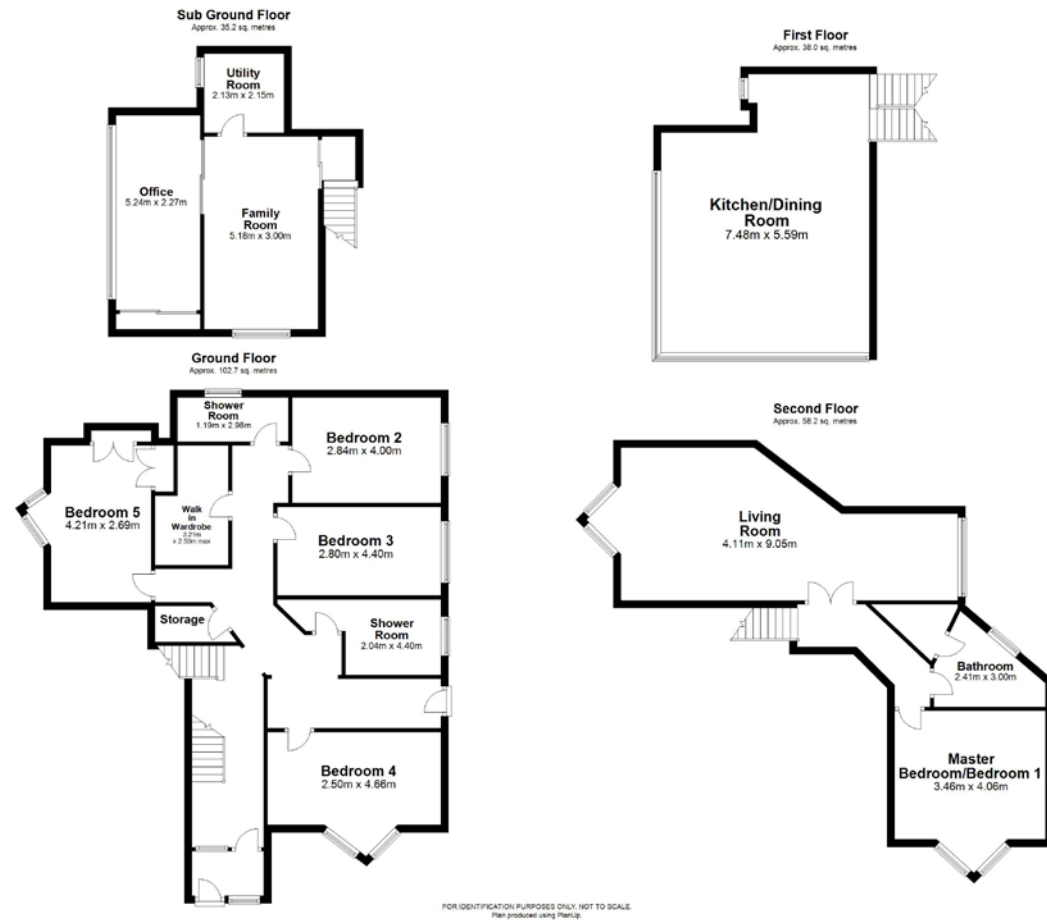
BER No: 105563373

Energy Performance Indicator: 136.39 kWh/m<sup>2</sup>/yr



## FLOOR PLANS

For identification purposes only. Not to scale.



**REA**  
**GRIMES**

### REA Grimes

192 Clontarf Road, Dublin, 3

Ph: +353 (0) 1 853 0630

PRSA 001417

Important Notice: REA Grimes and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither REA Grimes nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither REA Grimes nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by REA Grimes on the understanding that any negotiations relating to the property are conducted through it.

Brochure Designed & Printed by Doggett Group