



'Seamount', 32 Hainault Road, Foxrock,  
Dublin 18, D18 X6F6

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent are delighted to present this bright and spacious family home extending to approximately 152sq.m/1,636sq.ft. Upon entering this property you are greeted by a most welcoming entrance hallway. To the right lies an extremely well-proportioned living room. There is a separate dining room off this with access directly to the garden. To the left of the hallway there is a further family room and guest w.c. The kitchen is located to the rear of the property and has a separate utility room with storage, and access to the rear garden.

Upstairs, there are four double bedrooms (master en-suite), and a family bathroom. There is also a large attic with potential to convert subject to the necessary planning permission.

Seamount is approached by a driveway to the front bordered by a lawn and well stocked borders. There are dual entrances leading into the rear garden which is a truly outstanding feature of this property, extending to 20m long x 15m wide (66' x 49') enjoying a high degree of privacy. A paved patio spans the width of the house, perfect for al fresco dining. There is a large lawn which is bordered by a variety of shrubs, plants, trees and wall creepers, boiler house and barna shed.

Hainault Road is a most sought after location in the heart of Foxrock. It is conveniently situated close to a host of amenities in nearby Foxrock, Cabinteely, and Stillorgan villages and Dundrum Town Centre including several shopping centres, an array of specialist shops, restaurants, coffee shops and delis. The area also benefits from many recreational amenities including Cabinteely Park and various local tennis, rugby, gyms, GAA and golf clubs, and marine activities in nearby Dun Laoghaire. Some of Dublin's finest primary and secondary schools are within easy reach including St Brigid's and Hollypark national schools, Loreto Foxrock, Mount Anville, St. Andrews College, Willow Park and Blackrock College, to name but a few. University College Dublin is also only a few minutes drive away.

Excellent transport links are closeby including the QBC, N11 and M50 and the LUAS green line at Carrickmines providing ease of access to and from the city centre and surrounding areas. Viewing is highly recommended.

## SPECIAL FEATURES

- » Bright and spacious detached family home
- » Ample off street parking to the front
- » Most appealing rear garden extending to 20m long x 15m wide (66' x 49')
- » Highly convenient location
- » Oil fired central heating
- » Security alarm system
- » Accommodation extends to approximately 152 sq.m/1,636 sq.ft





# ACCOMMODATION

## ENTRANCE PORCH

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2.08m (6'9") x .78m (2'6")  
Tiled floor, door to....

## HALLWAY

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4.83m (15'9") x 2.74m (8'10")  
Timber floor, telephone point, under stairs storage.

## GUEST W.C.

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1.51m (4'10" ) x .96m (3'1")  
W.c., wash hand basin, mirror and light over, timber floor.

## LIVING ROOM

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7.69m (25'2") x 4.62m (15'1")  
Marble fireplace with electric fire inset, ceiling coving, t.v. point, wall lighting, stained glass double doors leading to....

## DINING ROOM

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4.73m (15'5") x 2.56m (8'3")  
Door to garden, serving hatch to kitchen, ceiling coving, wall lighting.

## KITCHEN

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4.35m (14'2") x 4.12m (13'5")  
Range of built-in units, worktop, stainless steel sink unit and tiled splash-backs. Four ring halogen hob, extractor fan over, double oven, provision for fridge and freezer, plumbed for dishwasher.

## UTILITY ROOM

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2.69m (8'9") x 1.37m (4'4")  
Built-in storage, worktop, tiled splash-back, stainless steel sink unit, plumbed for washing machine, door to side.

## FAMILY ROOM

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5.47m (17'10") x 2.72m (8'10")  
Parquet floor, ceiling coving and door to kitchen.

## STAIRCASE TO FIRST FLOOR

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## LANDING

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3.65m(11'10") x 3.38m(11')

## BEDROOM 1

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3.9m (12'8") x 3.78m (12'3")  
Built-in wardrobes, telephone and tv points and door to...

## ENSUITE SHOWER ROOM

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2.5m (8'2") x 1.06m (3'4")  
Step-in tiled shower unit with Mira electric shower, w.c., pedestal wash hand basin with fitted mirrored cabinet over, fully tiled walls, tiled floor, extractor fan, recessed lighting.

## BEDROOM 2

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3.81m (12'4") x 3.73m (12'2")  
Double room overlooking the front.

## BEDROOM 3

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3.65m (11'10") x 2.47m (8'1")  
Double room overlooking the front.

## BEDROOM 4

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2.75m (9') x 2.7m (8'9")  
Door to balcony.

## BATHROOM

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2.04m (6'7") x 1.66m (5'4")  
Bath with Mira elite shower over, w.c., pedestal wash hand basin with fitted mirrored cabinet over and light, fully tiled walls, tiled floor, recessed lighting and extractor fan.

## HOTPRESS

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Immersion with timer and ample shelving.

## OUTSIDE

The front of the property is approached by a driveway bordered by a lawn, well stocked borders and ample off street parking. There are dual side entrances to the most appealing rear garden which is an outstanding feature of this property extending to 20m long x 15m wide (66' x 49') enjoying immense privacy. There is a lawn, a paved patio and bordered by a variety of shrubs, plants, trees and wall creepers. A barna shed and boiler house.

## BER DETAILS

BER: F

BER Number: 105592323

Energy Performance Rating: 447.37 kWh/m<sup>2</sup>/yr

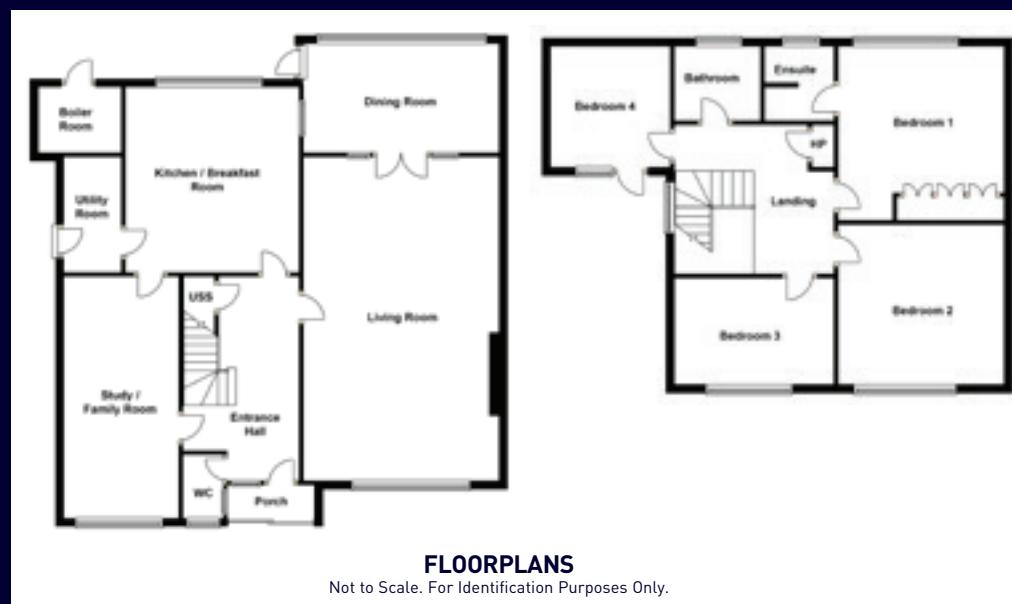
## DIRECTIONS

Coming from the N11, turn right onto Westminster Road. Take the last turn to the left before entering Foxrock Village, onto Hainault Road. The house is located half way along this road on your left hand side.

## VIEWING

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

Ph: 01 289 7840 or Email: [info@huntersestateagent.ie](mailto:info@huntersestateagent.ie)



### FLOORPLANS

Not to Scale. For Identification Purposes Only.



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