



'Latona', Torquay Road, Foxrock, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER **D1**





For Sale by Private Treaty

Hunters Estate Agents are delighted to present to market this excellent family home which commands a prime position on one of the finest roads in the heart of Foxrock.

'Latona' is an imposing detached residence extending to c. 346 sqm / 3,730 sqft, plus an additional space of 54 sqm / 582 sqft laid out as attic rooms. Discreetly nestled behind gates and extensive landscaping, 'Latona' sits on c. 0.36 acres of beautifully landscaped gardens and enjoys spacious accommodation spread over three floors, with rooms of generous proportions that provide for a light filled feeling throughout.

A bright and elegant entrance hall welcomes you to 'Latona', off which a drawing room, family room, dining room and spacious fully fitted kitchen breakfast room radiate. A feature staircase leads to the first floor where a large bright landing provides access to the master bedroom (with ensuite and dressing area), and three further bedrooms (two ensuite) and a family bathroom complete the accommodation at this level. The spiral staircase rises to the second floor where there is a large landing area off which there is an attic room, shower room, dressing room and store room.

The front of the property is approached via a gracious gravel drive which affords parking for several cars and is bordered by mature flowering and specimen shrubs. To the rear there is a large secluded garden extending to c. 40 metres in length and enjoys an extensive deck area, rolling lawns, specimen trees, mature hedging, a pergola and raised rockery. There is a garden room, which incorporates a utility area affording extensive storage space and presents an opportunity to convert to a home office or games room.

'Latona' is but a short distance from Foxrock Village which offers bijou eateries and boutiques. Cabinteely, Blackrock and Stillorgan Villages are within each reach also, and Dundrum Town Centre is only a 10 minute drive away.

There are several highly regarded junior and senior schools in the vicinity, including St Brigids and Holly Park girls and boys national schools, Loreto Foxrock, Clonkeen

College, Blackrock College, Sion Hill and Mount Anville. UCD and Trinity college are easily reached.

Foxrock Golf Club, Leopardstown Golf Centre, Carrickmines Lawn Tennis Club, Leopardstown Tennis Club, Westwood Gym and Cabinteely Park provide plenty of sporting and recreational facilities. Marine activities in DunLaoghaire and horse riding, mountain walking and cycling in the Dublin and Wicklow Mountains are all within a short commute.

Torquay Road is very well serviced by transport links including the LUAS at Sandyford and Carrickmines, M50 (exit 13), N11 and QBC.

Viewing is highly recommended.

SPECIAL FEATURES

- » 4 bed detached family home presented in very good order throughout
- » Extending to 346 sqm/3,730 sqft (plus extensive attic extending to 54 sqm / 582 sqft)
- » Rooms of generous proportions
- » Located a short stroll from Foxrock Village
- » Ample off street parking
- » Discreetly nestled on c.0.36 acres
- » Very private mature landscaped rear garden and large deck area
- » Burglar alarm
- » Gas fired central heating
- » Double glazed throughout
- » Excellently located close to Luas, M50, N11, local schools, shopping

ACCOMMODATION

ENTRANCE PORCH

8.94m x 4.13m

Feature fireplace with tiled detail incorporating a coal effect gas fire. Decorative ceiling coving, recessed lighting and polished porcelain tiled floor. Double doors to:

DRAWING ROOM

7.48m x 3.67m

Attractive marble fireplace incorporating a coal effect gas fire. Decorative ceiling coving, recessed lighting and Oak floor.

DINING ROOM

6.23m x 3.68m

Decorative ceiling coving and Oak floor. Door to:

KITCHEN / BREAKFAST ROOM

7.37m x 4.48m

Range of hand painted fitted units incorporating granite worktops, a 2 door Aga, stainless steel extractor fan, built-in Belling oven, a 4 ring electric hob and integrated fridge. Feature island unit incorporating a stainless steel sink unit, built-in dishwasher and a breakfast bar. Vaulted ceiling, recessed lighting and porcelain tiled floor. Door to the deck and garden.

INNER HALL

3.12m x 2.72m

Recessed lighting and porcelain tiled floor.

GUEST CLOAKROOM

3.35m x 2.2m

White Roca suite incorporating a feature wash hand basin, decorative radiator cover and w.c. Walnut floor and cloaks cupboard.

FAMILY ROOM

7.5m x 7.3m

Floor to ceiling windows overlooking the gardens. Decorative radiator cover and feature wall lights.

STAIRCASE TO FIRST FLOOR

LANDING

4.86m x 4m

Vaulted ceiling and recessed lights.

MASTER SUITE

BEDROOM

3.87m x 5m

Feature ceiling height extending to 3m.

DRESSING ROOM

2.54m x 1.65m

Wall to wall wardrobes and large mirror.

ENSUITE

3.1m x 1.73m

Quality Duravit suite incorporating a double shower unit, wash hand basin, heated towel rail and w.c. Ceramic tiled walls and floor.

BEDROOM 2

3.92m x 3.5m

ENSUITE

White suite incorporating shower unit, pedestal was hand basin ad w.c. Tiled floor.

BEDROOM 3

3.61m x 3.64m

Floor to ceiling fitted Sliderobes with mirror detail.

BEDROOM 4

3.4m x 3.4m

Fitted wardrobe with mirror detail.

DRESSING ROOM

1.8m x 1.5m

ENSUITE

1.8m x 2.4m

White suite incorporating a fully tiled shower unit, pedestal wash hand basin and w.c. Tiled walls and floor.

BATHROOM

White suite incorporating bath, wash hand basin and w.c. Tiled walls and floor.

STAIRCASE TO SECOND FLOOR (ATTIC)

ATTIC LANDING

3.4m x 5.4m

Extensive under-eaves storage. Recessed lighting.

ATTIC ROOM

3.85m x 4.4m

Extensive under-eaves storage.

ATTIC SHOWER ROOM

2.56m x 2.53m

White suite incorporating a fully tiled shower unit, pedestal wash hand basin, wall mirror and w.c. Tiled floor.

ATTIC DRESSING ROOM

2.24m x 1.7m







OUTSIDE

'Latona' is approached via a gravel driveway, affording generous off street car parking and is bordered by mature flowering beds and specimen shrubs. The dual side access leads to a very generous rear garden extending to c. 40 metres in length and enjoying an extensive deck area, rolling lawns, specimen trees, raised rockery, pergola and mature hedging. It enjoys immense privacy and seclusion.

The garden room incorporating the utility area, offers extensive storage space and presents an opportunity to convert to a home office or games room.

DIRECTIONS

Driving along Torquay Road from Foxrock Village, 'Latona' is located circa half a mile up on right hand side.

BER DETAILS

BER Rating: D1

BER Number: 104703764

Energy Performance Rating: 253.65 kWh/m²/yr

VIEWING

Strictly by appointment with the sole selling agents, Hunters Estate Agent, Foxrock. Tel:01 289 7840.

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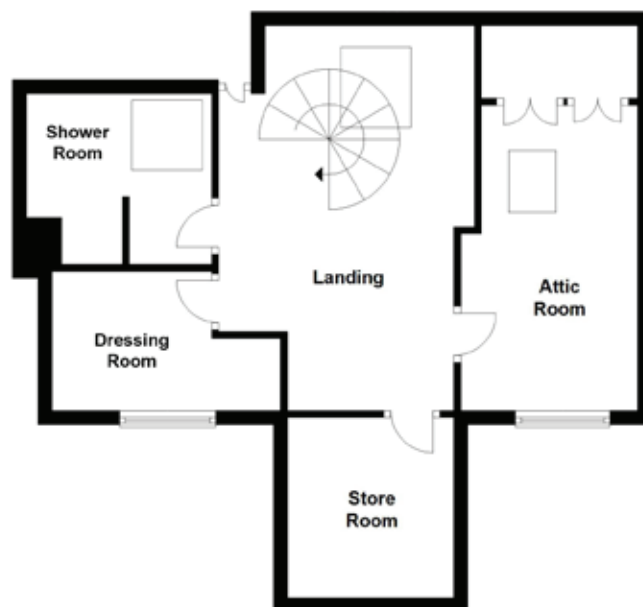
St. Martin's House, Waterloo Road, Dublin 4



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