

DRUANTIA



For Sale By Private Treaty
Druantia, Woodlands Park,
Blackrock, Co. Dublin



A Beautiful, Contemporary Home in South County Dublin

DRUANTIA IS A STUNNING, SPACIOUS AND CONTEMPORARY FIVE BEDROOM HOME, LOCATED ON THE CORNER OF WOODLANDS PARK AND PRIORY AVENUE IN ONE OF SOUTH COUNTY DUBLIN'S PREMIER SUBURBS. DESIGNED BY AWARD WINNING ARCHITECTS O'MAHONY PIKE THIS HOUSE IS AN INSTANT CLASSIC THAT WILL LAST THE TEST OF TIME.

McMahon O'Connor Residential is delighted to introduce Druantia, Woodlands Park, Blackrock, Co. Dublin to the market for sale by private treaty.

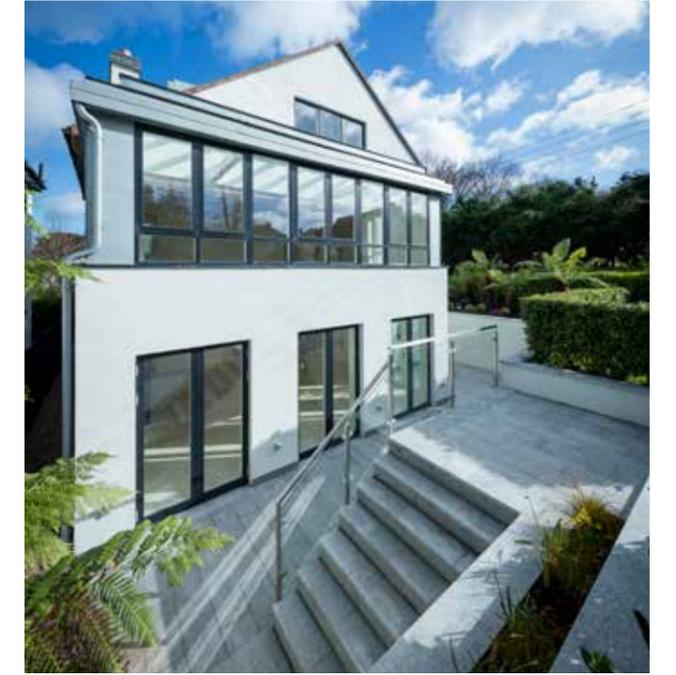
This stunning house was designed by award-winning O'Mahony Pike Architects and the result is a large, modern home filled with light and space with accommodation arranged over three floors and is available in turnkey condition.

A gorgeous design and superb finishes have made this 353.06 sq. m./3,800 sq. ft. house an instant classic, unique but perfectly in tune with its surroundings and ideally located.

Outside, the house is surrounded by mature landscaped gardens mainly laid out in lawn with well-stocked shrub borders and granite paving.

As the name suggests, Woodlands Park has a woodland character and the landscape designer has added mature and semi-mature trees around Druantia to protect that character while adding to the sense of privacy.

Electric gates provide access to the crushed granite stone driveway to the side of the property and there is an electric pedestrian gate which leads to the front. An attractive granite paved patio wraps around the house linking the south facing side garden to the west facing rear garden.



See the Architect's Skill and Imagination at Work

The house has a modern, contemporary appearance and features dark windows set in stone coloured render, over stone plinths and steps with zinc clad dormers and chimneys.

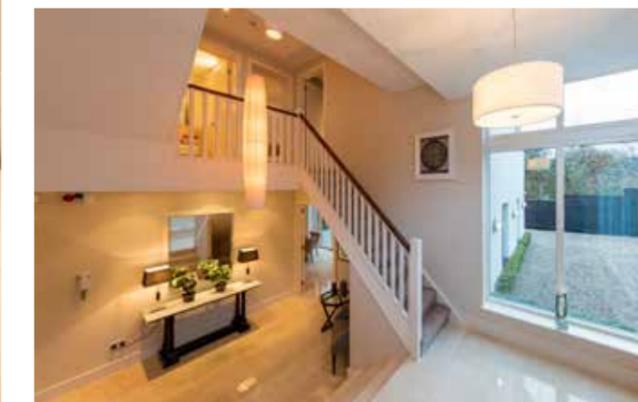
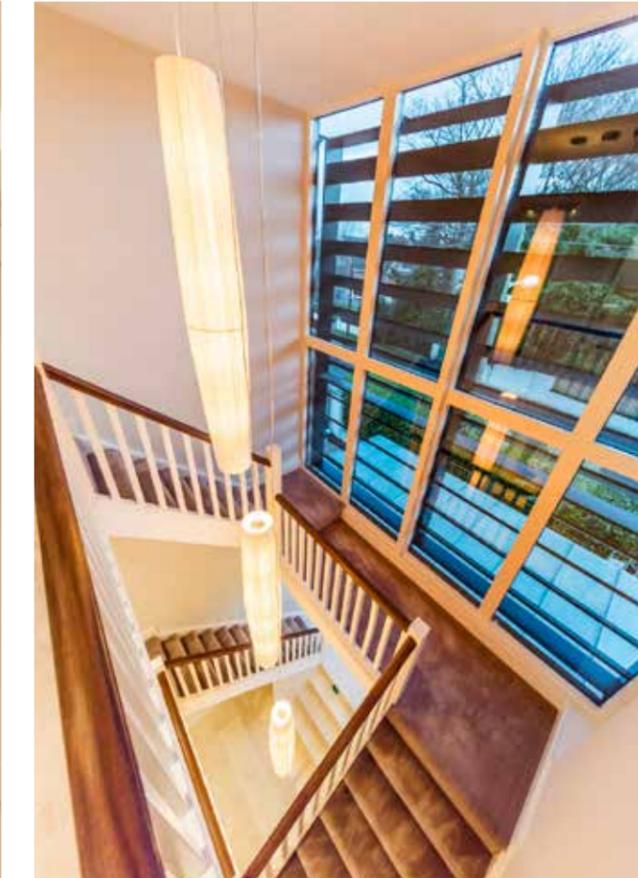
The roof has clay shingle tiles, with feature eaves and corner corbels in slate to help keep it in tune with the other fine homes on this road. Front and centre is a large, dramatic entrance hall which contrasts with a private, sheltered entrance porch.

Inside Druantia is where you can really see the architect's skill and imagination at work: This is a practical and well-planned layout of a modern home with character.

The accommodation is arranged over three floors and starts with an attractive entrance hall with floor-to-ceiling windows on either side and a feature staircase leading to the top of the house.

Off the entrance hall the living room has an open gas fireplace and three sets of double doors leading to the front of the house and a granite paved courtyard with steps leading to the front garden.

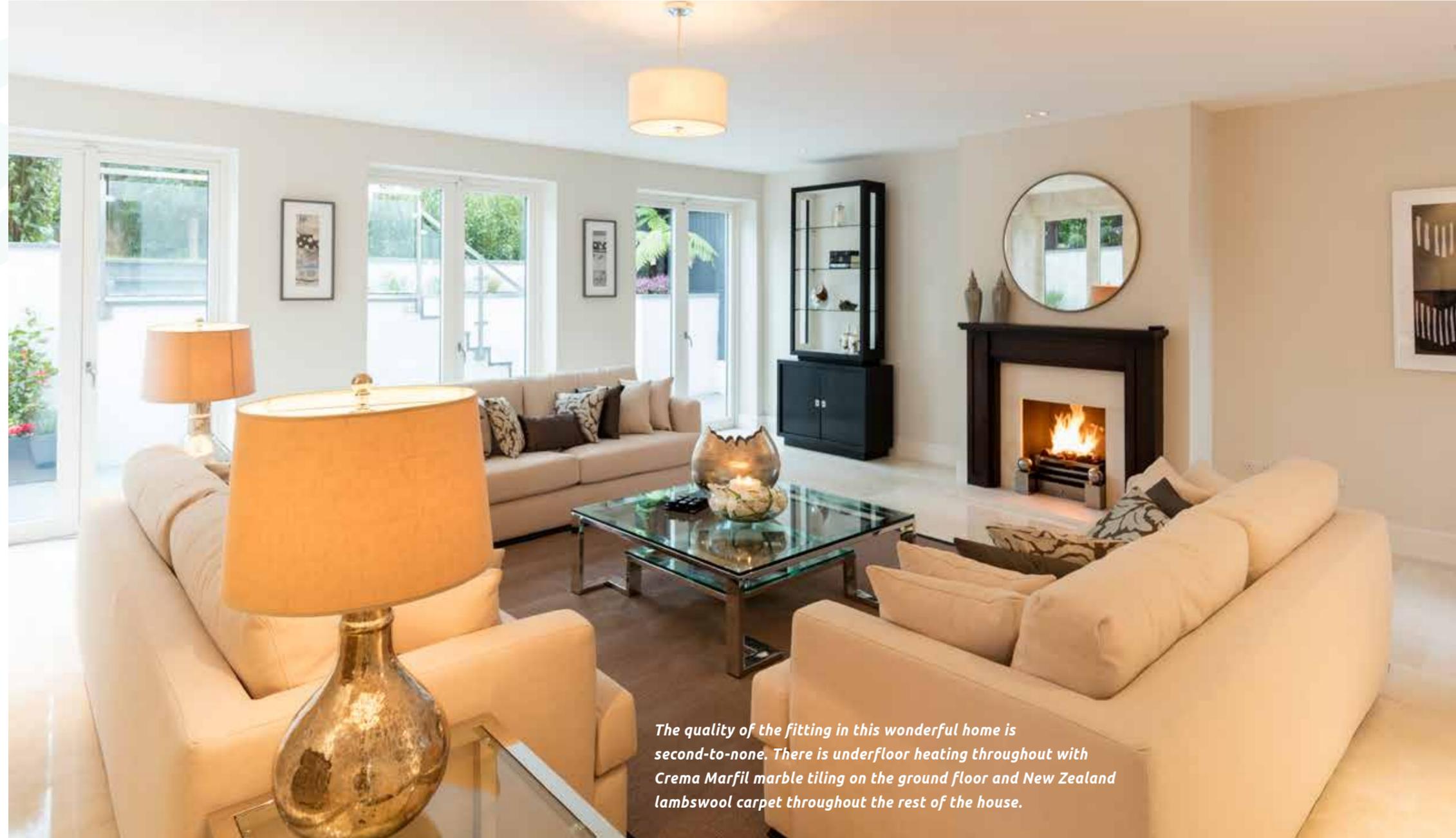
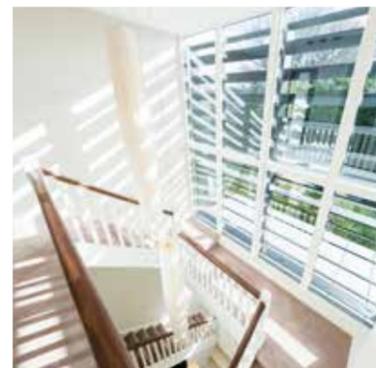
Also on this floor, the open plan kitchen/dining room has been designed for modern family life and has two distinct areas: The dining area opens onto a delightful patio which is shaded with mature bamboo plants and is an ideal summer dining and entertaining haven. The kitchen has fitted hand-painted Design House Dalkey units with a feature centre island and integrated electrical appliances including a Britannia range cooker with seven burners and double oven and a stainless steel double American style fridge freezer. Off the kitchen is a utility room with a door to the garden.



The Quality of Materials and Finishes Sets this House Apart

Up the stairs, through the dramatic sun filled stairway, to the first floor and a spectacular formal reception room. Here, windows run the full length of the room and provide a picture frame for the front landscaped gardens below while an open gas fireplace with a sandstone surround provides further personality. Still on the first floor there is another family room which could also be a bedroom. There is a further double bedroom which has fitted wardrobes and an en-suite bathroom and also a generous sized family bathroom with a rainforest shower.

Above this, on the second floor, you will find most of the sleeping accommodation: There are three bedrooms here including the master bedroom which has a walk-in dressing room and an en-suite bathroom. All bedrooms on this floor are fitted with built-in wardrobes and there is another family bathroom.



The quality of the fitting in this wonderful home is second-to-none. There is underfloor heating throughout with Crema Marfil marble tiling on the ground floor and New Zealand lambswool carpet throughout the rest of the house.



Specification and Features

GROUND FLOOR

Reception Hall 6.15m x 3.86m

Crema Marfil marble tile floors. Drop pendant lighting.

Living Room 7.25m x 6.91m

Crema Marfil marble tile floors. Open gas fireplace & three sets of double doors leading to the front of the house.

Dining Room 3.93m x 4.45m

Crema Marfil marble tile floors. Double doors leading to the back patio.

Kitchen 3.88m x 5.94m

Crema Marfil marble tile floors. Hand painted fitted units. Large centre island. Stone counter tops. Britannia range cooker with 7 burners and double oven.

Utility Room 3.93m x 2.29m

Crema Marfil marble tile floors. Comprehensive storage units. Plumbed for washing machine and dryer.

Cloakroom 1.47m x 1.96m which leads to

Guest W.C. 1.47m x 2.16m

W.C. and W.H.B.

FIRST FLOOR

Formal Reception/Conservatory 8.50m x 6.91m

New Zealand lambswool carpet. Open gas fireplace with sandstone surround.

Bedroom 4 3.93m x 4.32m

New Zealand lambswool carpet. Fitted wardrobes.

En-Suite 1.76m x 2.40m

Power shower, W.H.B. and W.C.

Bedroom 5 3.88m x 5.94m

New Zealand lambswool carpet.

Family Bathroom 2.07m x 2.40m

Marble floor. W.H.B. inset in vanity unit. W.C. and rainforest power shower.



SECOND FLOOR

Master Bedroom (Bedroom 1) 4.92m x 4.23m

New Zealand lambswool carpet. Walk-in fitted walnut wardrobes.

En-Suite 1.83m x 2.44m

Power shower, W.H.B. and W.C.

Family Bathroom 4.00m x 2.40m

Rainforest shower, bath, W.H.B and W.C.

Bedroom 2 3.66m x 4.46m

New Zealand lambswool carpet.

Fitted walnut wardrobes.

En-Suite 2.40 x 1.76

Power shower. W.H.B and W.C.

Bedroom 3 3.88m x 2.99m

New Zealand lambswool carpet.

Fitted walnut wardrobes.

GROUND FLOOR



FIRST FLOOR



DRUANTIA FLOOR LAYOUT

SECOND FLOOR



One of the Most Desirable Suburbs in Dublin

DRUANTIA OCCUPIES A TRULY GREAT LOCATION AT THE CORNER OF WOODLANDS PARK AND PRIORY AVENUE OFF BLACKROCK'S FAMOUS MOUNT MERRION AVENUE. ALL AROUND, LARGE DETACHED AFFLUENT HOMES SIT WITHIN THEIR LANDSCAPED GARDENS ON MATURE TREE-LINED AVENUES.

It's hard to believe that here you are only a 20 minute drive from St. Stephen's Green. This mature, leafy, quiet suburb has everything nearby: Excellent primary and secondary schools - Mount Anville, Blackrock College, St. Andrew's, Coláiste Íosagáin and Coláiste Eoin – and the biggest university in Ireland, UCD, is very close by. There is world-class shopping in Blackrock, Stillorgan and, of course, Dundrum. Consider, too, that three of the best hospitals – Blackrock Clinic, Beacon Private and Saint Vincent's – are all minutes away. There are cinemas, restaurants, seafront walks, parks and other recreational amenities are within easy reach while the Quality Bus Corridor or DART will take you quickly into the city for even greater choice. If you're travelling further, the Air Coach will bring you to Dublin Airport in approximately 50 minutes.



Selling Agents



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