

BER A2



Chiara

Knapton Road, Monkstown, Dublin

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Chiara, Knapton Road, Monkstown, Dublin

Features

- Brand new detached A rated two storey home.
- Concrete-built with concrete first floor.
- Developed by Brinnin Homes and designed by Extend Architects.
- Approximately 165 square metres (1,776 square feet) arranged over two floors.
- Professionally landscaped South facing rear garden with granite terraces and specimen planting.
- Exquisite contemporary architecture, oak staircase and oak wall panelling.
- Extra high ceilings on the ground floor enhancing space and light.
- Triple glazed Nordan Aluclad windows and doors.
- Bespoke Michael Farrell kitchen with stone and quartz worktops and top of the range Gaggenau and Siemens appliances.
- Separate utility room with fitted cabinetry.
- Underfloor heating throughout powered by an A class air to water heat pump.
- Demand controlled air handling system, ensuring superior air quality and efficiency.
- Designer bathrooms and ensuites with pressurised rain showers, bespoke storage and contemporary tiling.
- Generous custom fitted wardrobes to all bedrooms and walk in dressing room to principal suite.
- Integrated LED and specialist feature lighting throughout.
- Off street parking with environmentally friendly permeable paving and EV charging point.
- USB charging sockets in selected locations.
- Superior insulation and air tightness to walls and floors.
- Covered by 10-year home bond guarantee.
- CCTV & Digital Alarm



On one of Monkstown's most sought-after roads, Chiara is an architecturally striking new residence by renowned Brinnin Homes in collaboration with Extend architects. Designed with a meticulous eye for proportion and detail, this brand-new two storey A rated residence combines the craftsmanship of bespoke joinery with the innovation of cutting-edge sustainable design. No detail has been left to chance, from its extra high ground floor ceilings and cobble locked gated entrance to its striking feature floating staircase, all that remains for the discerning purchaser is to literally hang their hat.

Extending to approximately 165 square metres (1,776 sqft) the accommodation flows with ease and elegance. A reception hall, defined by a large format porcelain tiling, a floating oak staircase and oak wall panelling, sets the tone for interiors, where light, space and detailing have been masterfully considered. The kitchen/dining and living space, with floor to ceiling glazing opening out on to the south facing garden, forms the heart of the home, anchored by a bespoke Michael Farrell kitchen with stone quartz worktops, Quooker hot water tap and premium Gaggenau and Siemens appliances. A formal living room, utility room and ground floor study /bedroom 4 with garden access enhance versatility. A smarty fitted shower room completes the downstairs accommodation. The first floor offers three further bedrooms. The principal suite impresses with its bespoke walk in dressing room, expansive glazing and luxurious ensuite. There are two additional bedrooms each with custom wardrobes and a well-appointed family bathroom to service these two bedrooms.

To the rear Chiaras south facing garden captures natural light throughout the day, landscaped with raised lawn, granite terrace and mature planting providing a private haven for relaxation and entertaining. There is outside lighting, tap and electrical points, excellent off-street gated car parking to the front with EV charger.

Situated on Knapton Road, Chiara enjoys an unrivalled location being moments from Monkstown's and Dun Laoghaire's coastal walks, Blackrock and Monkstown's boutiques, cafes and restaurants and swift connections to Dublin city by both DART and bus. Further amenities are nearby in Dun Laoghaire, including two shopping centres, an IMC Cinema, the Pavilion Theatre and the outstanding marine facilities along the seafront.

In terms of recreational amenities, the new purchaser will be spoilt for choice with a range of tennis clubs including Monkstown and De Vesci and a wide array of football, rugby and GAA clubs also close by. There is a superb choice of primary and secondary schools in the area, among them CBC Monkstown, Rathdown, Cluny, Holy Child, Blackrock College, Willow Park, St. Andrews, Loreto Foxrock, Loreto Dalkey, Scoil Lorcáin, Hollypark and Lycée Français d'Irlande.

A residence of style and balance - Chiara is a perfect expression of contemporary luxury in a village setting. Early viewing is highly recommended.





Accommodation

Entrance Hallway: 2.15m x 6m (7'1" x 19'8") With high quality porcelain museum large format flooring and stunning floating oak staircase, feature LED lighting to the ceiling and feature oak wall.

Living Room: 3.6m x 4m (11'10" x 13'1") With wide plank oak floor, recessed down lighting, floor to ceiling windows overlooking front, window to the side.

Shower Room: With fully tiled floors and walls, with walk in shower with large rain head shower head, with recessed shelving, opaque window to the side, concealed cistern wc, feature wash hand basin and recessed wall mounted mirror, recessed down lighting.

Bedroom 4 / Study: 3m x 3.6m (9'10" x 11'10") With wide plank flooring, sliding doors to the rear garden and excellent range of bespoke wardrobes with a combination of hanging shelving and drawer space.

Utility Room: 3m x 2.15m (9'10" x 7'1") With high quality porcelain museum large format flooring, excellent range of built in storage plumbed and wired for elevated washing machine and tumble dryer unit, door to the side.

Kitchen/Living/Dining Room: 8.3m x (27'3" x) With extensive use of floor to ceiling glazing and sliding doors overlooking rear garden, high quality porcelain museum large format flooring, magnificent superior quality bespoke kitchen by Michael Farrell & Sons and son with stone and quartz worktops and upstand splashback, composite kitchen sink and Quooker hot water tap, high end appliances including Gaggenau oven, Siemens

integrated fridge freezer, Siemens microwave, Siemens dishwasher and Siemens induction hob with Bora down draught, very good range of floor and eye level units and feature island, feature LED lighting to the ceiling and a door to both sides of the property and sliding doors out to the rear garden which is south facing meaning that this room is flooded with natural light all day long.

First Floor

Bedroom 1: (Principal) 5.12 (16'10")m x 4.1 (13'5")m (To incorporate walk in wardrobe) With large floor to ceiling windows overlooking Knapton Road, window to the side, excellent walk in bespoke dressing room with an extensive range of hanging drawers, shelving and shoe racks with window to the side, door to ensuite bathroom

Ensuite Bathroom: Part tiled walls, fully tiled floor, feature wash hand basin with drawer underneath, concealed cistern wc and large walk in shower with large rain head shower head, recessed down lighting and recessed wall mounted mirror, opaque window to the side.



Bathroom: The bathroom features fully tiled floors and walls, concealed cistern wc., feature wash hand basin with drawer underneath, bath with large rain head shower over, opaque window to the side, recessed down lighting and recessed wall mounted mirror.

Bedroom 2: 4.07m x 3.1m (13'4" x 10'2") With floor to ceiling corner windows overlooking Knapton Road, window to the side, excellent range of built in wardrobes to include hanging, shelving and drawer space.

Bedroom 3: 3.64m x 2.96m (11'11" x 9'9") With two windows overlooking Knapton Road with an excellent range of bespoke built in wardrobes to include hanging, drawers and shelving, built in desk area.

BER Information

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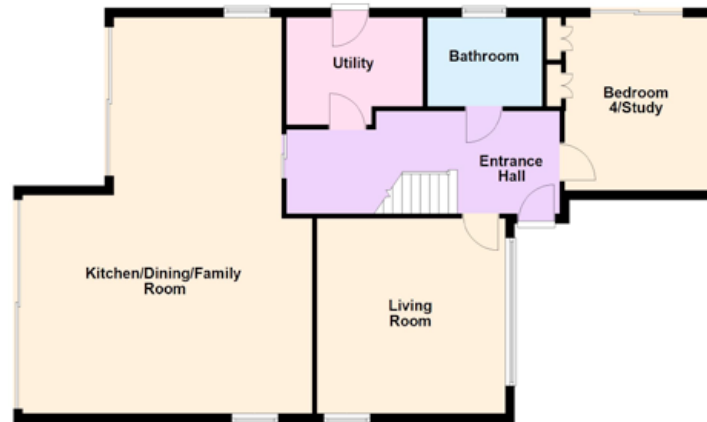
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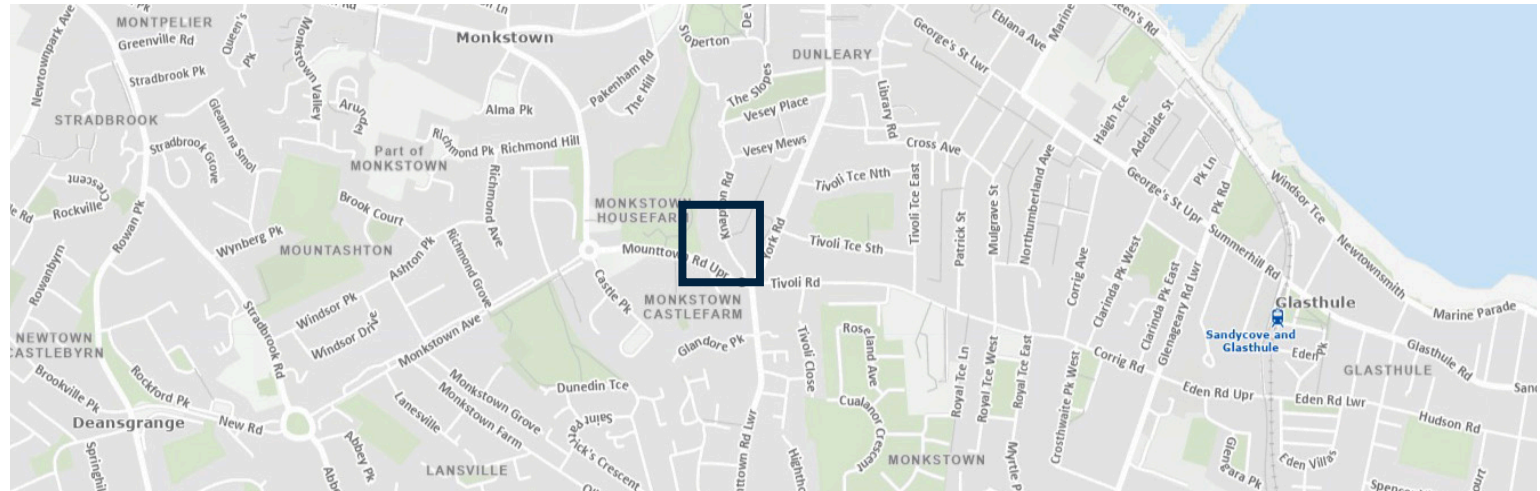
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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