



10 Cairnbrook, Carrickmines, Dublin 18



For Sale by Private Treaty

Welcome home! An inspiring interior of refined elegance and gracious proportions is to be found in this exclusive detached five bedroomed home which is finished to an exemplary standard with only the finest of fixtures and fittings throughout and set proudly amid an elevated end site with a south-westerly aspect to rear in a coveted cul-de-sac setting; all a family home should be!

Cairnbrook built by Newlyn Homes is a highly regarded upmarket residential development located off Glenamuck Road and easily accessible to both Stepside and Foxrock Villages, Leopardstown Shopping Centre and Carrickmines Retail Park with their selection of retail and service outlets and an excellent choice of local schools, churches and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars

The M50 is in on the doorstep and Sandyford and Stillorgan Business Park, Beacon Hospital and Hotel, Beacon South Quarter and Bewleys Hotel are easily accessible.

There are excellent public transport facilities available nearby including the 63, and 46d which serve the LUAS, N11, University College Dublin and the City Centre and also the 44N Nitelink Service from the City Centre. The LUAS extension, due for completion in 2010, is closeby.

There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, Total Fitness, a selection of pitch and putt courses, rugby and football clubs, driving range, scenic walks, Kilternan Ski slope and various equestrian facilities. Enniskerry Village and Powerscourt House and Gardens are a short drive away. Walk to the Kilternan Country Market on a Saturday morning!



Features

Handsome well proportioned accommodation c. 267 Sq. M [2,869 Sq. Ft], with additional attic storage area of c. 40 Sq. M [430sq.ft]

Expertly designed and crafted kitchen with quartz worktops, island unit, Siemens integrated appliances namely fridge/freezer, microwave, coffee maker, dishwasher and Britannia stainless steel range style gas cooker, splashback and extractor fan

Luxuriously appointed bathrooms with extensive tiling, quality sanitaryware and fittings, concealed cisterns, fitted mirrors, marble counter tops and heated towel rails

Master Bedroom Suite with picturesque seating area, large en-suite bathroom with bath and separate shower, walk-in wardrobe and French door to balcony

Gas fired central heating- thermostatically controlled

Digital burglar alarm system

PVC double glazed windows

Impressive high ceilings; feature c. 4m ceiling height to kitchen area

Pre wired for a central music system

Integrated cabling for tv/phone/broadband, PC networking

Timeless solid stone fireplaces- suitable for both solid fuel and gas fires

Extensive tiling including " Porcelanosa" ceramic tiles

Underfloor heating in bathrooms and en-suites
 Custom-designed dark walnut finish wardrobes to all bedrooms
 Large utility room with integrated Siemens washing machine and tumble dryer and extensive cloaks cupboard storage
 Extensive attic storage area
 Mains powered smoke detector alarm system
 Covered by Homenond 10 Year Gaurantee Scheme
 Reduced Stamp Duty for owner occupiers
 Meticulously maintained landscaped grounds within the development
 Choice elevated cul-de-sac location
 Tranquil secluded setting which belies this enviably convenient location close to the M50, Carrickmines Retail Park, Dundrum, Sandyford and LUA

Accommodation

Reception Hallway:	with porcelain tiled floor, ceiling cornice, recessed lighting, stained glass panelling to front door and side window, door to
Drawing Room:	c.5.9m x 4.6m- with feature solid stone finished fireplace- piped for gas fire, ceiling cornice, recessed lighting, and feature bay window c. 3m x 2.4m with outlook over front garden
Lounge: c. lighting	4.6m x 3.5m with picture window overlooking front, ceiling cornice, recessed
Open Plan Kitchen/ Dining/Family area:	c. 10.3m x 5m overall Kitchen: with an extensive range of built-in presses and units, quartz worktops, island unit with double bowl stainless steel sink unit, Britannia range style cooker with gas hob, stainless steel splashback and extractor fan, Siemens American style fridge/freezer, Siemens integrated coffee maker, Siemens microwave, dishwasher, wine rack, porcelain tiled floor, French door to patio and rear garden
Family/Dining area:	with feature solid stone finished fireplace- piped for gas fire- bay window, double doors to patio and rear garden
Utility Room:	c.4.8m x2.6m, extensive range of built in units and quartz worktops, integrated Siemens washing machine and Siemens tumble dryer, Vokera gas fired boiler, heating control panel, digital burglar alarm control panel, porcelain tiled floor extensive hanging cloaks storage and door to reception hallway
Guest WC: c.	3.4m x 1.6m with white suite comprising wc with concealed cistern, vanity wash hand basin, marble counter top, fitted mirror, shaver socket, porcelain tiled floor, part timber panelling to walls, extractor fan
Understairs Storage	



UPSTAIRS THERE ARE FIVE BEDROOMS:

Master Bedroom Suite: with picture window overlooking front, feature bay window, French door to balcony, recessed lighting,

Walk in wardrobe

En- Suite Bathroom: with white suite comprising bath with shower attachment over, fully tiled step in shower, wc with concealed cistern, marble counter top, pair of vanity wash hand basins, tiled splashback, fitted mirror, shaver socket, porcelain tiled floor and part tiled walls

Bedroom 2: c. 4.6m x 3.6m picture window overlooking front, built-in wardrobe, recessed lighting

Bedroom 3: c. 4.8m x 4.7m overall, with built-in wardrobe

En- Suite Shower Room: with fully tiled step in shower, wc with concealed cistern, vanity wash hand basin, marble counter top, tiled splashback, shaver socket, porcelain tiled floor

Bedroom 4: c.3.7m x 2.7m with built-in wardrobe, recessed lighting

Bedroom 5: c. 4.9m x 3.4m with range of built-in wardrobes

En- Suite Shower Room: with fully tiled step in shower, wc with concealed cistern, vanity wash hand basin, fitted mirror, porcelain tiled floor



Bathroom: with white suite comprising bath with shower attachment over, fully tiled step in shower, wc with concealed cistern, pair of vanity wash hand basins, tiled splash back, fitted mirror, shaver socket, recessed lighting, heated towel rail, feature porthole window

Shelved Hotpress to landing

Stairs to floored attic storage area, c. 6.7m x 6m overall c. 40 Sq.M [430 Sq.Ft.]

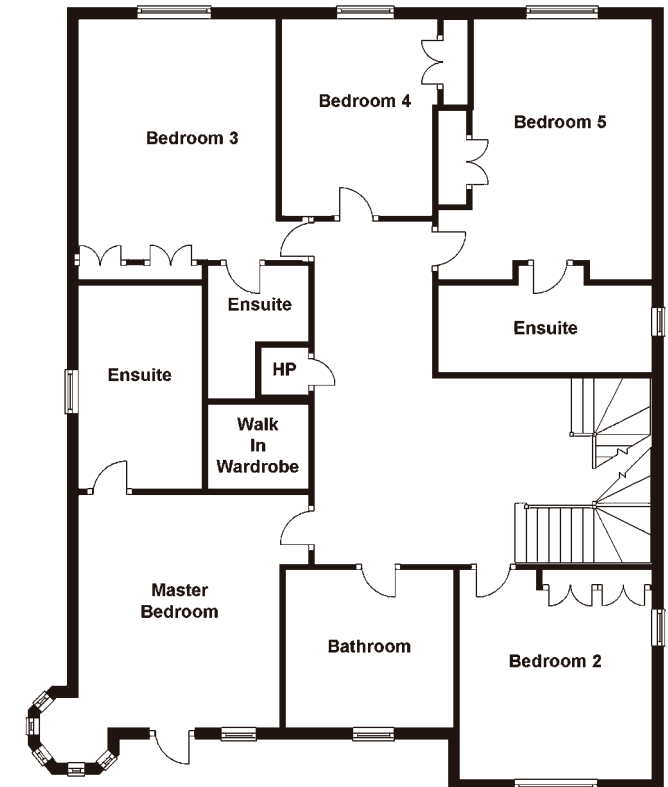
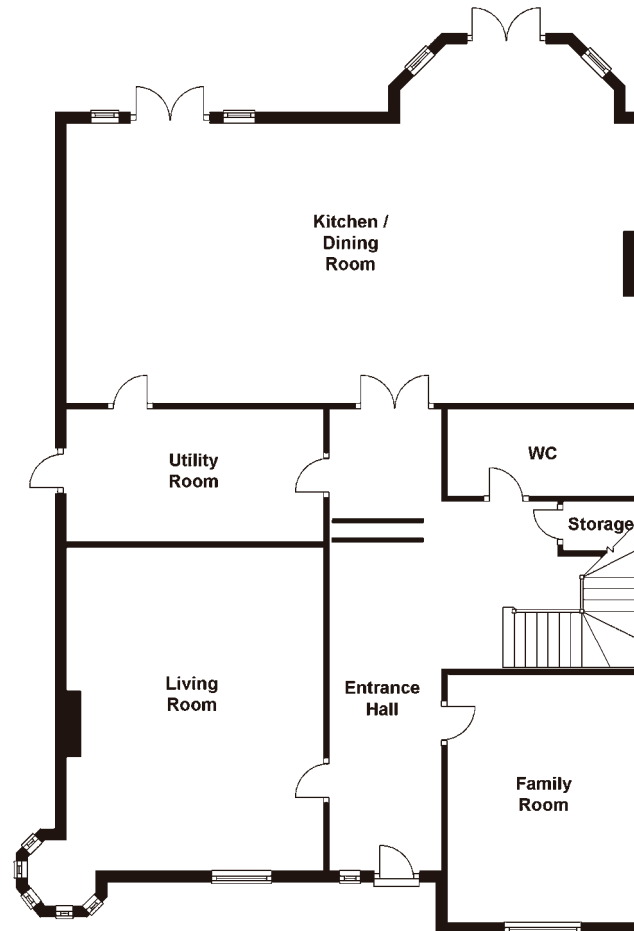
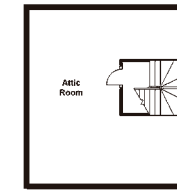
Outside

Coble locked parking forecourt approached by wrought iron electric security gates. Railing to front landscaped garden. Dual side access leads to the rear garden which is laid out in lawn with well stocked flowerbeds and enjoys a tremendous south-westerly aspect. Extensive patio area. Outside tap. External Security Lighting.

Detached garden building to use as storage or recreation c. 6m x 3.8m

Building Energy Rating: D1

Viewing: By prior appointment.



For Identification Purposes Only. Not To Scale



 **Morrison Estates**

32 The Mall, Beacon Court, Sandyford, Dublin 18.
T 01 293 7100 F 01 293 4949 E info@morrisonestates.ie

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