



2 Foxside Cottages, Barrack Road,  
Glencullen, Co Dublin

 **HUNTERS**  
ESTATE AGENT

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**BER C2**



# For Sale by Private Treaty

We at Hunters Estate Agent are delighted to present to the market this most appealing semi-detached family home which has undergone a complete refurbishment in recent years, nestled in off Barrack Road with spectacular views of the surrounding hinterland towards the sugar loaf. This very fine home sits majestically on an elevated site and extends to c.161 sq.m/ 1,733 sq.ft. plus attic (extending to c.48sq.m/ 516sq.ft).

Upon arriving at 2 Foxside Cottages, one is greeted by a gated gravel driveway with ample off-street parking. The front of the property is bordered by mature hedging. Upon entering the property you are greeted by a spacious entrance hallway, to the left is a double bedroom with ensuite shower room and family bathroom is. There are two further bedrooms to the right and under stairs storage. To the back of the house lies a superb open plan living/dining/kitchen with double doors leading out to the rear garden. A separate sitting room, utility and guest w.c. complete the accommodation at this level. A staircase leads from the hall up to a large attic room with ensuite shower room and walk-in closet.

Barrack Road is within easy access to the M50 and Luas at Carrickmines with the N11 nearby. It is also well serviced by Dublin Bus (routes 44 and 63) allowing convenient connections to Dun Laoghaire and the city centre.

Recreational and sporting facilities are in plentiful supply with several golf courses and clubs in the vicinity, alongside local soccer, gaa and rugby clubs. Mountain walks and biking are also popular pursuits in the locality. Glencullen, Kilternan, Enniskerry, Stepside and Carrickmines boast many local eateries, cafes and the renowned Johnny Foxes

pub. Local junior schools are close-by in Glencullen, Kilternan and Enniskerry and a choice of secondary schools include, Loreto Foxrock, St Gerard's, Loreto Bray, Wesley College in Dundrum to name but a few.

Excellent shopping facilities are available at The Park Carrickmines Shopping Centre, Stepside village and Dundrum Town Centre.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Most appealing semi-detached family home superbly presented throughout
- » Completely renovated in recent years
- » Rooms of generous proportions and extending to 161 sqm/ 1,733 sq.ft. plus attic (extending to 48sq.m/ 516sq.ft)
- » 3 Bedrooms and 3 Bathrooms
- » Double glazed sash windows throughout
- » Tranquil, sylvan setting
- » Spacious light filled rooms
- » Delightful outlook onto substantial gardens with outstanding views
- » Ample secure off-street parking
- » Burglar alarm



# ACCOMMODATION

## ENTRANCE HALLWAY

6.26m (20'5") x 1.91m (6'2")

Tiled floor, wall lighting.

## INNER HALLWAY

5.12m (16'7") x 1.14m (3'7")

Under-stairs storage.

## OPEN PLAN LIVING / KITCHEN / DINING ROOM

9.3m (30'5") x 6.44m (21'1")

Fireplace with wood burning stove, tiled floor and double doors to garden.

## KITCHEN AREA

Fitted units, feature island with ceramic sink, lighting over, timber worktop, provision for free standing range cooker, extractor fan over.

## UTILITY ROOM

4.46m (14'6") x 2.42m (7'9")

Fitted unit with Belfast sink, plumbed for dishwasher and washing machine, tiled floor, heating control panel, recessed lighting, door to garden.

## GUEST W.C

2.12m (6'9") x 1.48m (4'8")

W.c., vanity unit with Belfast sink, recessed lighting, storage closet, tiled floor.

## HOTPRESS

2.43m (7'9") x .98m (3'2")

Gas fired boiler, tank and shelving.

## SITTING ROOM

4.63m (15'1") x 3.46m (11'3")

Fireplace, tiled floor, double doors to garden.

## BEDROOM 1

4.31m (14'1") x 3.26m (10'6")

Double room with t.v. point and door to.....

## ENSUITE SHOWER ROOM

2.79m (9'1") x 1.44m (4'7")

Tiled shower with Triton T90 shower, w.c., pedestal wash hand basin, light over, Velux window, recessed lighting, part panelled walls, tiled floor.

## BEDROOM 2

3.93m (12'8") x 3.13m (10'2")

Double room, window to front.

## BEDROOM 3

3.96m (12'9") x 3.65m (11'9")

Fireplace with cast iron inset, tiled hearth, timber panelled walls, fitted shelving and storage, wall lighting, dual aspect, polished timber floor.

## BATHROOM

2.8m (9'1") x 2.73m (8'9")

Free standing claw foot bath, separate tiled shower unit, pedestal wash hand basin with light over, part panelled walls, recessed lighting and tiled floor.

## STAIRCASE TO FIRST FLOOR

## ATTIC ROOM

8.79m (28'8") x 3.68m (12')

Picture window with outstanding views towards the Sugar Loaf and surrounding hinterland, access to under-eaves storage, door to.....

## ENSUITE SHOWER ROOM

2.33m (7'6") x 1.48m (4'8")

Tiled shower unit, w.c., pedestal wash hand basin, light over, heated towel rail, recessed lighting, tiled floor.

## WALK-IN CLOSET

4.19m (13'7") x 2.86m (9'3")

Velux window.

## OUTSIDE

The gardens are a truly outstanding feature of this property enjoying stunning views across the surrounding countryside. They are mainly laid out in lawn offering the potential purchaser an exciting opportunity to create a wonderful garden of their own. There is also ample off street parking.

## DIRECTIONS

Travelling from the Topaz garage in Kiltiernan along the Ballybetagh Road in the direction of Glencullen, take the left hand turn at Johnnie Fox's Pub onto Barrack Road. 2 Foxside Cottages is located at the end of the road on the left hand side.

## BER DETAILS

BER: C2

BER Number: 107913741

Energy Performance Indicator: 175.63kWh/m<sup>2</sup>/yr

## VIEWING

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

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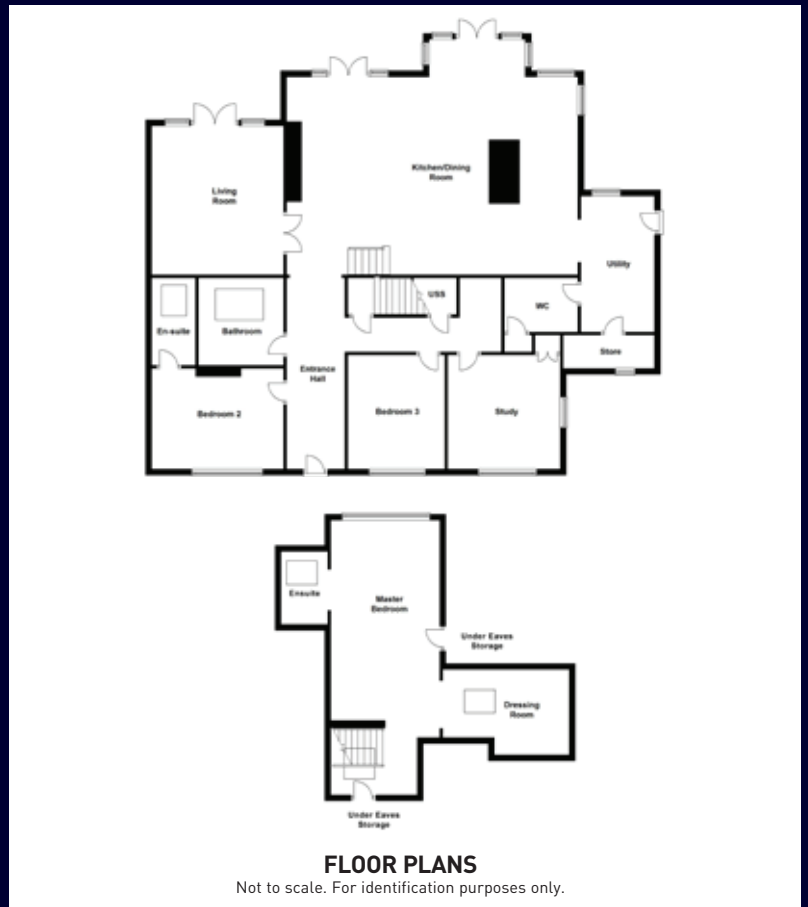
2 Brighton Road, Foxrock, Dublin 18

PSRA Licence no: 001631



## Terms and Conditions

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