



10 Ferndale Glen, Ferndale Road,  
Rathmichael, Co Dublin

 **HUNTERS**  
ESTATE AGENT

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BER C3









# For Sale by Private Treaty

Hunters Estate Agent is delighted to present this superbly appointment five bedroom detached family home to the market which is nestled behind high granite walls and accessed through electric gates in this quiet cul de sac development off Ferndale Road in Rathmichael. Extending to c.350 sq.m /3,767sq.ft. set on most appealing gardens, this spacious and light filled family home enjoys the benefit of a very private and peaceful sylvan location, while being close to every amenity and excellent transport links, including the LUAS and M50. Excellent junior and senior schools, recreational and sporting facilities are all within close proximity.

The property enjoys a gracious reception hall, generous very well proportioned reception rooms overlooking the landscaped gardens, including four reception rooms, a large kitchen/breakfast room, utility room and guest w.c. Upstairs there are five double bedrooms (three ensuite), family bathroom and an abundance of storage.

The exacting standards of the interiors have been carried through to the delightful gardens, extending to 0.75 acres, laid out with generous patio areas and private, sunny, extensive rolling lawns. The gardens are a truly outstanding feature of this property and are bordered by granite walls, mature high hedging, trees, shrubs, herbaceous borders, flowering beds and a gravelled driveway providing ample parking.

10 Ferndale Glen is but a short distance to the bijou eateries and shops in Shankill, Cabinteely and Bray Town Centre. The property is in the parish of Shankill and catchment area of St. Anne's Boys and Girls national school, a host of renowned primary and secondary schools are also close by

including St. Gerard's, Loreto Convent, Bray and Holy Child Killiney to name but a few. The property is within easy reach of the city centre and surrounding suburbs via the N11 (QBC), the M50, the Luas at Brides Glen and the Dart at Shankill. For those who love the outdoors and leisure pursuits, they can avail of nearby golf courses, horse riding and walks in the Dublin and Wicklow Mountains.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Stunning 5-bedroom family home presented in excellent order throughout
- » Rooms of generous proportions extending to c.350sq m (3,767 sq. ft.)
- » Tranquil, sylvan setting in a quiet cul de sac development
- » Stripped and polished timber floors
- » Gas fired central heating
- » Hardwood double glazed windows throughout
- » Feature high ceilings, ornate ceiling coving and centre roses
- » Extensive landscaped lawns and patio area extending to 0.75 acres
- » Close to excellent transport links including M50, N11(QBC) and LUAS at Brides Glen

# ACCOMMODATION

## ENTRANCE HALL

5.11m {16’7”} x 4.83m {15’8”}  
Marble fireplace, slate inset and hearth, open fire, decorative ceiling coving, centre rose and tiled floor.

## STUDY

5.9m {19’3”} x 4.63m {15’1”}  
Timber mantelpiece, cast iron inset with decorative tiling, slate hearth, decorative ceiling coving, centre rose, dual aspect, t.v. and telephone points.

## DRAWING ROOM

5.9m {19’3”} x 4.63m {15’1”}  
Marble fireplace, slate inset and hearth, cast iron surround, dual aspect, solid maple floor, t.v. and telephone points, decorative ceiling coving, centre rose, double doors through to

## DINING ROOM

4.68m {15’3”} x 4.68m {15’3”}  
Decorative ceiling coving, centre rose, dual aspect, solid maple floor, double doors to patio and gardens.

## FAMILY ROOM

5.95m {19’5”} x 4.64m {15’2”}  
Timber fireplace, slate inset and hearth, cast iron surround, decorative coving, centre rose, t.v. and telephone points, double doors to patio and gardens.

## CONSERVATORY

4.95m {16’2”} x 4.84m {15’8”}  
Tiled floor, t.v. point, double doors to gardens.

## CLOAKROOM

Hanging space, decorative ceiling coving.

## GUEST W.C.

2.02m {6’6”} x 1.36m {4’4”}  
W.c., pedestal wash hand basin, mirror over, fully tiled walls and floor, extractor fan.

## INNER HALLWAY

3.41m {11’1”} x 2.46m {8’}

## KITCHEN

6.21m {20’3”} x 4.25m {15’5”}  
Fully fitted shaker style kitchen, polished granite worktops, integrated 1 and ½ bowl sink unit, four ring halogen hob, extractor fan over, double oven, integrated fridge freezer and dishwasher, central island, dual aspect, double doors to patio and gardens, recessed lighting and tiled floor.

## BACK HALLWAY

2.68m {8’7”} x 1.46m {4’7”}  
Under-stairs storage.

## UTILITY ROOM 1

2.68m {8’7”} x 2.5m {8’2”}  
Built-in units, worktop, integrated fridge freezer. Tiled floor, double doors to patio and gardens.

## UTILITY ROOM 2

2.55m {8’3”} x 2.5m {8’2”}  
Built-in units, worktop, stainless steel sink unit, tiled floor, gas fired central heating boiler.

## STAIRCASE TO FIRST FLOOR

## LANDING

4.03m {14’9”} x 4.56m {13’2”} overall  
Feature atrium central ceiling skylight.

## BEDROOM 1

5m {16’4”} x 4.4m {14’4”}  
Built-in wardrobes, door to balcony, t.v. and telephone points, dual aspect with access to

## BATHROOM

3.54m {11’6”} x 2.14m {7’}  
Bath with shower over, w.c., pedestal wash hand basin, mirrored fitted cabinet with light over, fully tiled walls and floor.

## BEDROOM 2

4.89m {16’} x 4.53m {14’8”}  
Built-in wardrobes, t.v. and telephone points, door to balcony, dressing table with mirror over, double aspect.

## ENSUITE SHOWER ROOM

3.41m {11’1”} x 2.12m {6’9”}  
Bath with shower attachment over, separate step-in tiled shower unit, w.c., pedestal wash hand basin, fitted mirrored cabinet, fully tiled walls, tiled floor.

## BEDROOM 3

4.89m {16’} x 2.7m {10’5”}  
Door to balcony, built-in wardrobes.

## BEDROOM 4

5.09m {16’6”} x 3.22m {10’5”}  
Built-in wardrobes, t.v. and telephone points, door to balcony.

## ENSUITE BATHROOM

4.8m {15’7”} x 1.69m {5’5”}  
Bath with shower over, w.c., pedestal wash hand basin, plumbed for separate shower unit, fully tiled walls, tiled floor.

## BEDROOM 5

4.92m {16’1”} x 2.81m {9’2”}  
Built- in wardrobes, t.v. and telephone points, door to balcony.















OUTSIDE

To the front the property is accessed through electric gates and high granite walls, creating a high degree of privacy. A sweeping gravel drive leads up to the house, bordered by manicured lawns and herbaceous borders, richly stocked with a variety of shrubs, plants, trees and flowering beds. Rolling lawns surround the property and to the back there is a sandstone patio spanning the width of the house, enjoying a south westerly aspect, the gardens extend to c. 0.75 acres.

BER DETAILS

BER Rating: C3  
BER Number: 108457656  
Energy Performance Rating: 210.91 kWh/m²/yr

DIRECTIONS

Driving along Ferndale Road from the Shankill direction take your second left hand turn into Ferndale Glen, take your next right and the house is located at the end of the cul de sac on the right hand side.

VIEWING

Strictly by appointment with the sole selling agents. Hunters Estate Agent. Foxrock.  
Ph: 01 2897840 or Email: foxrock@huntersestateagent.ie



FLOOR PLANS

Not to scale. For identification purposes only.



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