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Rathmichael, Co Dublin, D18

 **HUNTERS**  
ESTATE AGENT

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BER B3



# For Sale by Private Treaty

Hunters Estate Agent are truly delighted to present to the market this very fine residence extending to approx. 253.8sq. m/2,731.8 sq. ft. Positioned on an elevated site with panoramic sea views. This house of distinction offers prospective purchasers the opportunity to acquire a beautifully appointed property in turnkey condition in this sought-after location complete with full planning permission to further extend should one wish to do so.

Throughout the property the proportions and quality of light together create a wonderful atmosphere. From the property's elevated position, there are stunning vistas over the surrounding countryside towards the sea. Upon entering the property, one is welcomed by a gracious reception hall with floor to ceiling windows overlooking the garden and doors leading to the principle entertaining rooms which span the width of the property. To the left there is a reception room with a feature fireplace and a picture window with sea views. The reception room leads into the family, dining and kitchen area through pocket doors. To the right of the hall is a family bathroom and study room. Continuing through the bright and airy hallway there are a further three double bedrooms complete with built-in wardrobes and a master suite comprising of a most appealing ensuite bathroom and a dressing room finished to the highest of standards. The property is further enhanced by a separate detached self-contained office with mezzanine and a separate detached garage.

The property is approached via electric gates to a gravel driveway affording off-street parking for numerous cars. The driveway is bordered by flowering beds with specimen trees and shrubs and herbaceous borders. There is an extensive patio area covered by a pergola, ideal for al-fresco dining while enjoying spectacular sea views. A gated side passage leads to the rear garden laid out with lawn and patio area and bordered by an array of specimen trees and shrubs.

The property is situated in this most desirable location within minutes of a host of amenities. Shankill Village and Bray Town Centre are just minutes' drive away with their myriad shops and restaurants. There are excellent transport links with the Dart station at Shankill, Luas at Brides Glen, several bus routes on the nearby N11 and the M50 providing ease of access to the city centre and surrounding area. Excellent schools abound within the general area including St. Anne's and Rathmichael Parish national schools, St Gerard's, John Scotus, Loreto Convent and Presentation College Bray and Holy Child Killiney.

## SPECIAL FEATURES

- » Superbly proportioned and light filled accommodation extending to 253.8sq. m/2,731.8sq. ft
- » Separate self-contained office building with added mezzanine for storage.
- » Nestled on a most appealing elevated site with stunning views over the gardens, surrounding hinterland towards the sea.
- » Full planning permission to further extend should one wish to do so.
- » CCTV and burglar alarm which are both mobile phone compatible.
- » Most efficient heat recovery system and Kingspan solar system.
- » Sonas sound system throughout.
- » Electric car charging point.
- » Feature high ceilings of approx. 2.9m.
- » Excellent schools nearby
- » Close to transport links including Dart station at Shankill, a range of bus routes on the N11 (QBC), M50 and Luas at nearby Brides Glen.





# ACCOMMODATION

## ENTRANCE HALL

5.66m (18.57ft) x 1.95m (6.40ft)

Tiled floor and recessed lighting. Pleasant outlook to the garden.

## STUDY ROOM

Max measurement 1.93m (6.33ft) x 2.08m (6.82ft)

Tiled floor. Shelved for storage.

## BATHROOM

2.85m (9.35ft) x 2.67m (8.76ft)

White Villeroy & Boch suite incorporating shower unit with hand hold and rain shower heads, bath, wash-hand basin with vanity unit, wall suspended w.c., mirror door medicine cabinet and heated towel rail. Marron marble tiled walls and porcelain floor. Access to attic.

## RECEPTION ROOM

7.52m (24.67ft) x 4.42m (14.50ft)

Feature raised Jet Master fireplace, with suspended Pioneer flat screen television overhead. Floor to ceiling windows with panoramic sea views. Recessed lighting and quality carpet, french doors to patio area and pocket doors to family area.

## KITCHEN/DINING/FAMILY ROOM

### DINING/FAMILY ROOM

5.64m (18.50ft) x 5.03m (16.50ft)

Feature raised ceiling with recessed lighting. Handcrafted shelving for media and library. Tiled floor. Wall to wall sliding doors to patio and garden. Picture sea view from the dining room.

## KITCHEN

6.03m (19.78ft) x 5m (16.40ft)

Handcrafted kitchen with granite worktops incorporating Villeroy & Boch ceramic Belfast style sink with Insinkerator food waste disposing flanked by Fisher & Paykel dishwashers. Quality appliances to include integrated Siemens coffee machine and fridge freezer, Indesit eye level oven, Kuppersbusch grill and Belling microwave. Large feature island and breakfast bar incorporating a circular wash-hand basin for vegetable prep, Siemens induction hob and separate gas ring, Smeg built-in oven and Liebherr wine cooler. At the heart of the kitchen is a solid fuel Iron Hearth stove with oven and two ring hob. Recessed lighting, tiled flooring. Dual aspect overlooking the garden and patio.

## UTILITY ROOM

2.12m (6.96ft) x 1.9m (6.23ft)

Fitted units with worktop areas incorporating a stainless steel sink unit, Bosch washing machine. Tiled floor and recessed lighting.

## PANTRY

1.41m (4.63ft) x 1.35m (4.43ft) Shelved for storage, tiled floor.

## INNER PASSAGE

1.9m (6.23ft) x 1.51m (4.95ft)

Tiled floor. Door to patio and garden.

## HOTPRESS

Fully fitted and shelved for storage.

## GLAZED BEDROOM CORRIDOR

10.23m (33.56ft) x 1.24m (4.07ft)

Tiled floor and recessed lighting. Linen cupboard shelved for storage.

## MASTER SUITE

### BEDROOM

5.72m (18.77ft) x 4.02m (13.19ft)

Feature lofted ceiling with wall mounted Sonas speakers, remote control Velux blinds. View overlooking the patio and garden. Built-in vanity unit and wall mounted flat screen T.V., alarm panel.

### DRESSING ROOM

2.12m (6.96ft) x 5.75m (18.86ft)

Floor to ceiling shelving and hanging units. Bespoke chest of drawers with Marron marble top. Recessed lighting and carpet flooring.

### ENSUITE

3.32m (10.89ft) x 3.85m (12.63ft)

Villeroy & Boch suite with dual wash-hand basins in vanity unit with Marron marble top, wall mirror with bespoke lighting, illuminated recessed shelving and heated towel rail, pocket door to w.c. with mirror door medicine cabinet and heated towel rail. Wet room handheld and rain head shower sprays and illuminated recessed shelving.

### BEDROOM 2

4.22m (13.85ft) x 2.74m (8.99ft)

Floor to ceiling built-in wardrobes with drawers. Carpet flooring. Sea views.

### BEDROOM 3

4.32m (14.17ft) x 2.76m (9.06ft)

Floor to ceiling built-in wardrobes with drawers. Carpet flooring. Sea views.

### BEDROOM 4

4.25m (13.94ft) x 3.14m (10.30ft)

Floor to ceiling built-in wardrobes with drawers. Carpet flooring.

### DETACHED HOME OFFICE/GAMES ROOM

4.5m (14.76ft) x 4.08m (13.39ft)

Recessed lighting, quality carpet, multiple plug points, carpet stairs to a mezzanine level measuring (4.38m x 2.76m) ideal for storage.

## GARAGE

6.03m (19.78ft) x 4m (13.12ft)  
Detached garage complete with electric roller door. Electric car charging point.

## BER DETAILS

BER: B3  
BER Number: 113673842  
Energy Performance Rating:  
136.05kwh/m2/yr

## DIRECTIONS

Driving Northbound on the N11, take a left-hand turn at Whelahan's onto Cherrywood Road. Continue straight onto the roundabout and take the first exit onto Mullinastill Road, at the next roundabout take the first left and next right over the bridge (Stonebridge Road). At the roundabout take the second exit onto Ferndale Road, take the next right into Rathmichael Dales and continue straight. At the end of the cul-de-sac Hillcrest will be straight in front of you.

## VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: [dalkey@huntersestateagent.ie](mailto:dalkey@huntersestateagent.ie)



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