



BER B2



Westwicke, Quarry Road, Rathmichael, Dublin 18  
D18V300

496 sq.m. / 5,339 sq.ft

DOUGLAS NEWMAN GOOD  
**DNG**





# Westwicke, Quarry Road, Rathmichael, Dublin 18 D18V300

Westwicke is a magnificent contemporary detached house built in 2008 standing on c. 1.2 acres of mature private grounds. The house is approached via a smart driveway leading to a parking area and extensive lawns bordered by mature trees and shrubbery. The site is wonderfully secluded and offers stunning panoramic views. The interiors of approximately 496 sq.m. / 5,339 sq.ft. are bright and extensive with impressive reception accommodation, a fabulous open plan kitchen/dining room in addition to four fine bedrooms and four bathrooms.

Westwicke was built to the very highest standards. Concrete floors and walls ensure an extremely solid building offering peaceful quiet interiors even when fully occupied. Every feature, designed by John Cantrell of Cantrell Crowley Architects, is of the finest quality. The kitchen for example (by Alan Browne), with its superb island unit and fitted appliances in addition to generous dining space, is exceptional. Each bedroom has its own bathroom with bedrooms one and two both benefiting from a private dressing room. These rooms could be converted into bedrooms with minor alterations if required. Other features of note include the high ceilings, high quality paint finishes, beautiful open fireplaces, an elegant staircase in addition to high quality walk in wardrobes and cabinetry throughout. The heating is underfloor throughout fueled by Bulk Gas (storage tank on-site). The windows are high quality Nordan double glazed ensuring the BER reaches the impressive rating of B2.

Outside the gardens of 1.2 acres are charming offering wonderful seclusion with a sunny southerly orientation to the rear. These gardens and patios, designed by a medal winner at The Bloom Festival, Lurene Fitzpatrick, are smart and well planted and laid out in such a way that those living at Westwicke enjoy the seclusion and sunny aspect the site offers.

The location is second to none. Quarry Road (off Ferndale Road) is a very desirable address and is predominantly characterised by exclusive homes on substantial mature grounds. Westwicke's gardens offer a real sense of country living yet this location offers all the benefits of urban life. Shankill Village and DART station are close by and the Luas at Cherrywood is just a 5 minute drive away. There are numerous bus routes servicing the area and the M50 & N11 are close by with Dublin airport just a 25 minute drive away. The area boasts numerous first class primary and secondary schools. Dalkey, Killiney, Sandycove and the coast are all within a 10 minute drive.

## Features

- Magnificent modern detached family home built in 2008
- Impressive accommodation of 496 sq.m. / 5,339 sq.ft.
- Impressive interiors full of character and charm.
- High quality cabinetry.
- Wonderful open plan kitchen/dining room.
- Excellent reception accommodation.
- 4 fine bedrooms and 4 bathrooms.
- Minor alterations an option for additional bedrooms if required.
- Floored attic providing extensive storage space accessed via pull down ladder.

- Double glazed Nordan windows.
- Underfloor heating throughout (Bulk Gas).
- Secluded site of 1.2 acres.
- Secure with electric gates.
- Burglar Alarm System.
- Security cameras.
- Ample parking.
- Superb location close to M50, LUAS, Aircoach and Dublin city center.
- Short commute to Dublin City Centre.
- Surrounded by numerous schools.

BER: B2

No.:111806493

115.22 kWh/m<sup>2</sup>/yr





Not to scale for illustration purposes only









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