

# "CAPILANO"

TICKNOCK ROAD • SANDYFORD • DUBLIN 18





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**TICKNOCK ROAD, SANDYFORD,  
DUBLIN 18**

"Capilano" is a most impressive detached home enjoying an elevated site, nestled below the foot hills of the Dublin Mountains. This property has been carefully and thoughtfully extended and upgraded by the current owners. The renovation programme was carried out to a high specification to provide a superb family home flooded with natural light and extending to approximately 387 m<sup>2</sup>/ 4,165 sq ft of well laid out accommodation. The combination of oak and natural stone flooring adds to the understated contemporary feeling throughout this wonderful property. The 'piece de resistance' of this charming home is undoubtedly the terrific site that it occupies. "Capilano" stands on approximately 2.45 acres of land offering all the benefits of country life.

On stepping through the front door you will find what will be every teenagers paradise, an impressive games room with its own guest wc. Double width staircase leads up to the raised ground floor. The living room is accessed via sliding glass panelled doors and enjoys a dual aspect. This charming room has the benefit of a purpose built oak bar, feature fireplace and bespoke oak cabinets. Patio doors will take you onto the delightful balcony over looking the front of the property. Located to the rear are the dining room, study, family room and guest wc.







The kitchen has been well planned with a centre island being the heart of the room, there is a second working kitchen where the chef of the house can escape to create culinary delights in peace and quiet. The kitchens are fitted with cream wall and floor units and granite counter tops. Off the kitchen is a cosy TV room.

The upstairs accommodation is accessed via a sweeping oak staircase. The master suite with ensuite bathroom and dressing room, also enjoys a dual aspect with superb views over the city and Dublin Bay. There are three further double bedrooms, two of which are ensuite. From the landing a door leads to one of "Capilano"'s hidden gems, a roof terrace complete with hot tub. The terrace is a wonderful haven to enjoy the breath taking views across the coast of Dublin, it is an ideal place to sojourn to for those long summer evenings.

Approached via electric gates, a tarmac driveway bordered by granite walls leads to the front of the property with off street parking for several cars. Standing on approximately 2.45 acres of grounds with mature trees and hedging. There is plenty of space for the equestrian enthusiast to keep a pony/horse or for the children to simply explore and enjoy the natural habitat with rabbits and squirrels running about. To the rear of the property is a tennis court.

Situated at the beginning of Ticknock road, an excellent range of amenities and recreational facilities are on hand. Access to Ticknock Forrest with its renowned mountain bike trail and picturesque walks is only a stroll up the road. Marlay Park where the entire family can be entertained is also closeby. Dundrum Town Centre with its extensive array of shopping, restaurants and entertainment choices is within a 10 minute drive. There is a great selection of schools nearby to include St. Columba's College, Wesley College & Loreto Beaufort to name but a few.



The area is well served by bus routes to and from the city centre, the M50 and main arterial routes are readily accessible. The Balally Luas together with its Park & Ride facilities is a short drive away.

"Capilano" represents the perfect life style choice for the discerning purchaser seeking a magnificent family home in a rural setting but yet within 30 mins drive of both the City Centre and Dublin Airport. Viewing is highly recommended.

**Approximate Overall Floor Area:** 387sq.m.  
(4,165 sq.ft.)

**BER Details:**

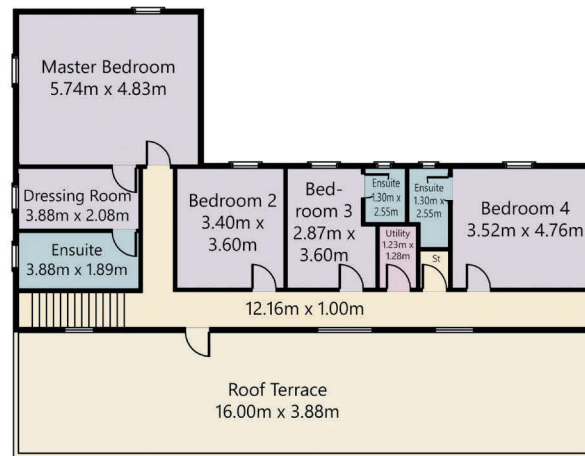
**BER:** D2 **Ber No.:** 106734189

**Energy Performance Indicator:**

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

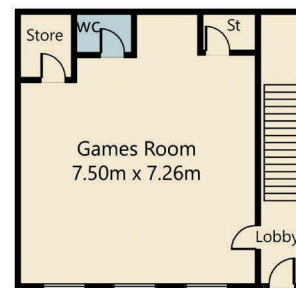
**Price:** €1,495,000

**Viewing:** Strictly by appointment with the sole agents Knight Frank.

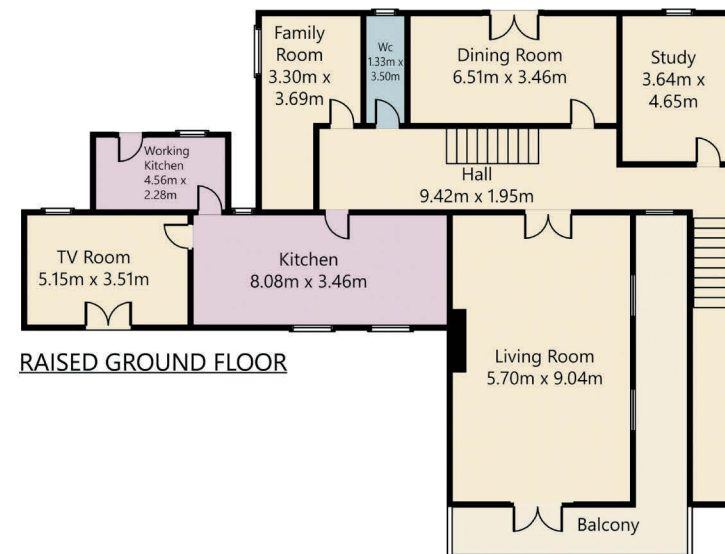


FIRST FLOOR

**NOT TO SCALE**  
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GROUND FLOOR



RAISED GROUND FLOOR

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