



8 The Oaks, Carrickmines Wood, Brennanstown Road, Foxrock, Dublin 18

A most impressive five-bedroom detached home with a spectacular c.120 foot long south-westerly facing rear garden

BER C2 BER No. 113867980 | EPI 181.87 k/Wh/m²/yr

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8 The Oaks, Carrickmines Wood

Lansdowne Partnership is delighted to present to the market this truly exceptional five bedroom detached family home. The rear south-west facing garden extending to c.120 feet is without a doubt a huge feature of this wonderful property. Tucked away in a quiet and secluded cul-de-sac within this prime residential development, 8 The Oaks is approached by electric gates with a sweeping cobbled driveway, granite paving to the front and bordered by a manicured lawn and mature borders.

Extending to approx. 317sq.m /3413 sq.ft this beautifully presented stylish home offers generous room proportions throughout. Upon entering the property you are greeted by a most welcoming bright and open reception hall leading through to an open dining room that leads into a most appealing main living room with double doors leading to the beautiful patio area and garden. Also at this level is a guest w.c, home office, a superbly appointed kitchen/dining area, separate utility room and family room. From the dining area there is a wonderful sunroom overlooking the rear garden with double doors leading to the patio area and garden which completes the accommodation at this level.

An impressive staircase leads up to a bright and airy gallery landing of which there are five double bedrooms (3 en-suite), the master suite enjoys a generous dressing area and the main family bathroom completes the accommodation at this level.

Location and Amenities

Carrickmines Wood is a prime development in the heart of Foxrock, conveniently located close to a host of amenities in nearby Foxrock, Cabinteely, Stillorgan and Dundrum Town Centre including shopping centres, coffee shops, restaurants and array of specialist shops. The area also benefits from a host of recreational amenities including tennis, football, rugby, GAA and golf clubs along with marine activities in nearby Dun Laoghaire. Some of Dublin's top-rated schools are within easy reach including Loreto Foxrock, Mount Anville, Willow Park and Blackrock College, St. Andrews College, Hollypark national school to name just a few. There are also excellent transport links nearby including the N11, QBC, M50 and the

LUAS providing easy access to and from the city centre and surrounding areas.

Viewing highly recommended.

Accommodation

Main Entrance Hall: 6.34m x 3.12m (20'8" x 10'2")

Alarm panel, natural stone floor, feature double height ceiling with recessed lighting.

Guest W.C: 0.92m x 2.04m (3' x 6'6")

Fully tiled, whb, wc, fitted mirror, window and heated towel rail.

Living Room: 5.43m x 5.95m (17'8" x 19'5")

Natural stone fireplace with slate hearth and gas fire, solid timber floor, recessed lighting, phone point, t.v point and double doors to patio area and garden.

Dining Room: 3.65m x 4.41m (11'9" x 14'4")

Natural stone fireplace with slate hearth and gas fire, solid timber floor, doors to patio area and garden.

Home Office/ Living Room: 4.91m x 4.5m (16'1" x 14'7")

Natural stone fireplace with slate hearth and gas fire, recessed lighting, fitted carpet, fitted shelving & phone point.

Kitchen & Dining Area: 4.94m x 3.99m (16'2" x 13'1") + 4.55m x 4.15m (14'9" x 13'6")

Range of fitted units, black polished granite worktop, centre island, stainless sink unit, five ring gas hob with extractor fan over, stainless steel splashback, double oven, integrated dishwasher, integrated fridge/freezer, natural stone floor, recessed lighting & video intercom.

Utility Room: 2.42m x 4.41m (7'9" x 14'4")

Range of fitted units, stainless steel sink, worktop, plumbed for washing machine, tiled splashback, tiled floor, recessed lighting, alarm panel and side door to garden.

Family Room: 6.12m x 5.94m (20' x 19'4")

Solid timber floor, recessed lighting, phone point, t.v point, access to attic and built-in shelving unit.

Sunroom: 4.38m x 4.01m (14'3" x 13'1")

Natural stone floor, vaulted ceiling with sky lights, full views to the rear garden and double doors leading to patio area and garden.

Gallery Landing: 7.98m x 1.75m (26'1" x 5'7") + Hallway/

Landing: 4.23m x 1.93m (13'8" x 6'3")

Solid wood staircase, recessed lighting, solid wood floor, windows attic with stira stairs, hotpress with extensive shelving.

Bedroom 1 (Master): 5.34m x 3.97m (17'5" x 13')

Fitted carpet, recessed lighting, t.v point & alarm panel.

Dressing Area: 3.35m x 2.40m (10'9" x 7'5")

Ample hanging space, shelving and drawer units.

En-suite: 2.20m x 2.33m (7'2" x 7'6")

Fully tiled, step-in tiled shower unit with Grohe power shower, w.c, natural stone circular wash hand basin with fitted mirror, recessed lighting, window and heated towel rail.

Bedroom 2: 3.65m x 3.82m (12' x 12'5")

Fitted carpet, recessed lighting, fitted wardrobes and fitted shelving unit.

Bedroom 3: 2.91m x 3.60m (9'5" x 11'8")

Fitted carpet, recessed lighting and fitted wardrobes.

En-suite: 1.45m x 1.77m (4'7" x 5'8")

Partly tiled, step-in tiled shower unit, w.c, whb, recessed lighting and heated towel rail.

Bedroom 4: 3.85m x 4.68m (12'6" x 15'3")

Fitted carpet, recessed lighting and fitted wardrobes.

En-suite: 2.44m x 1.72m (8' x 5'6")

Partly tiled, bath with electric shower over, w.c, whb, recessed lighting, window and heated towel rail.

Bedroom 5: 2.96m x 3.41m (9'7" x 11'1")

Fitted carpet, fitted wardrobes, shelving units, recessed lighting & t.v point

Main Bathroom: 1.92m x 2.77m (6'3" x 9'1")

Fully tiled, jacuzzi bath with Grohe power shower, w.c, natural stone wash hand basin with fitted mirror, recessed lighting, window and heated towel rail.

OUTSIDE:

The magnificent landscaped south-west facing gardens are truly an oasis of tranquillity and seclusion. A sandstone paved patio is perfect for al fresco dining with water feature and bordered by a manicured lawn, raised flowerbeds with mature planting, magnificent oak trees, feature lighting and dual side entrances. The front of the property is approached by electric gates with a sweeping cobbled driveway offering parking for several cars.



Property Features

- Perfectly proportioned detached family home extending to approximately 317 sq.m/3,413 sq.ft
- Spectacular c.120 foot long south westerly facing rear garden
- Ideally located in this prime residential development in the heart of Foxrock
- Within walking distance of Foxrock village with its strong coffee culture and al fresco dining
- Several top-rated schools within easy reach
- Gas fired central heating
- Excellent transport links nearby including the M50, Luas and N11
- Beautifully presented and tastefully decorated throughout
- Electric gates with attractive cobbled entrance and parking for several cars
- PhoneWatch Alarm System

Floor Plan



Directions:

Travelling from Foxrock Village continue along Brighton Road and continue straight through the traffic lights onto Brennanstown Road, you will come to Carrickmines Wood on the left hand-side. Once you enter the development take the first left turn and No.8 is located on the left-hand side.



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