



10 Carrickmines Oaks, Carrickmines Wood,
Brennanstown Road, Dublin 18.

 **HUNTERS**
ESTATE AGENT

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BER C1





For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this exceptionally bright and spacious family home. Commanding a prime position in this much sought after development, 10 Carrickmines Oaks, extending to 317 sq.m / 3,412 sq.ft, sits majestically on richly stocked gardens and grounds of c. 0.33 acres. The generous proportions of the grounds are replicated in the reception rooms and bedrooms.

Upon entering the property you are greeted by a most welcoming reception hall and to the right there is a drawing room enjoying a triple aspect. To the left is the dining room, sitting room, guest w.c, office/guest bedroom ensuite. A large and superbly appointed kitchen/breakfast room, separate utility room and family room overlooking the rear garden with double doors out to the garden completes the accommodation at this level.

A solid American Oak staircase leads up to a bright and airy gallery landing, of which there are four double bedrooms (3 ensuite), the master suite and bedroom 2 enjoy walk-in wardrobes, and there is a generous family bathroom.

This property is approached by automated timber gates with a gravelled drive, granite paving to the front bordered by a manicured lawn and well stocked mature borders. The rear garden benefits from a south westerly aspect with a substantial Indian sandstone paved patio ideal for al fresco dining, water feature and rolling lawn with a heated pavilion. The lawn is bordered by mature hedging flower beds, magnificent oak trees and feature lighting throughout the garden. There is also a detached double garage offering excellent storage.

Carrickmines Wood is a most sought after development in the heart of Foxrock, conveniently situated close to a host of amenities in nearby Foxrock, Cabinteely and Cornelscourt villages, Dundrum Town Centre and Stillorgan including several shopping centres, an array of specialist shops, restaurants, coffee shops and delis. The area also benefits from many recreational amenities including various local tennis, rugby, football, GAA and golf clubs and marine activities in nearby Dun Laoghaire. Some of

Dublin's finest primary and secondary schools are within easy reach including St Brigid's and Hollypark national schools, Loreto Foxrock, Mount Anville, St. Andrews College, Willow Park and Blackrock College to name but a few.

Excellent transport links are close by including the QBC, N11, M50 and the LUAS green line at Carrickmines providing ease of access to and from the city centre and surrounding areas.

Viewing is highly recommended.

SPECIAL FEATURES

- » Superbly proportioned detached family home extending to approximately 317 sq.m/3,412 sq.ft
- » Enjoying bright and spacious exceptionally well presented accommodation throughout
- » Automated timber gates with cobbled entrance and parking for several cars
- » Most appealing south westerly facing rear garden
- » Insulation updated in recent years
- » Carpets and curtains included in the sale
- » Automatic irrigation system in the garden
- » Security alarm system
- » Separate double garage
- » Sitting on c 0.33 acres

ACCOMMODATION

ENTRANCE HALLWAY

5.73m x 3.04m + 1.23m X 4.6m (18'9" X 9'11" + 4' X 15'1")

Video intercom, alarm panel, Turkish Travertine tiled floor, feature double height ceiling with recessed lighting, phone point.

DRAWING ROOM

7.07M x 4.45M (23'2" X 14'7")

Cerma marfil fireplace enclosed wood burning fire, ceiling coving, recessed lighting, triple aspect and double doors to patio and garden.

DINING ROOM

4.63m X 4.13m (15'1" x 13'5")

Polished marble fireplace with slate insert and hearth with electric fire, ceiling coving, recessed lighting and display shelving, triple aspect, solid timber floor, door to kitchen/breakfast area.

KITCHEN

3.78m X 3.5m (12'4" X 11'5")

Range of Siematic fitted units, polished granite worktop, centre island, 1 ½ bowl stainless sink unit with Insinkerator, five ring induction hob with extractor fan over, polished marble splashback, double oven, integrated dishwasher, integrated fridge, marmoleum floor and recessed lighting.

BREAKFAST AREA

5.14m X 4.73m (16'10" X 15'6")

Dual aspect, marmoleum floor, recessed lighting, and door to dining room.

UTILITY ROOM

3.98m X 1.46m (13' X 4'9")

Range of fitted units, worktop, stainless steel sink unit, plumbed for washing machine and tumble dryer, tiled splashback, tiled floor, recessed lighting, central heating control panel, digital alarm panel and door to patio and rear garden.

FAMILY ROOM

7.58m X 4.75m (24'10" X 15'7")

Vaulted ceiling with electrically operated sky lights and blinds, under floor heating, marmoleum floor, modular storage unit, t.v point, dual aspect, recessed lighting and double doors to the patio and garden.

SITTING ROOM

4.18m X 3.33m (13'8" X 10'11")

Recessed lighting, t.v point and wall speakers.

GUEST W.C

1.71m X 1.32m (5'7" X 4'3")

Wc, wash hand basin with mirror over and tiled surround, tiled floor and heated towel rail.

HOME OFFICE/ GUEST BEDROOM

3.37m X 3.17m (11' X 40'4")

Access to attic, phone point, dual aspect and door to:

ENSUITE SHOWER ROOM

3.14m X 1.38m (10'3" X 4'6")

Tiled shower unit with Grohe power shower, wc, wash hand basin with timber shelf, mirror and light over, partly tiled walls, tiled floor, recessed lighting and heated towel rail.

SOLID AMERICAN OAK STAIRCASE LEADING TO FIRST FLOOR

GALLERY LANDING

5.61m X 4.08m + 5.34m X 1.01m (18'4" X 3'6" + 17'6" X 3'6")

Hardwood floor, windows with electric blinds, hotpress with extensive shelving and double immersion with timers.

MASTER / BEDROOM 1

4.53m X 4.28m (14'10" X 14')

T.v and phone points.

WALK-IN WARDROBE

2.05m X 1.66m (6'8" X 5'5")

Ample hanging space, shelving and drawer units.

ENSUITE SHOWER ROOM

2.02m x 1.9m (6'7" x 6'2")

Step-in tiled shower unit with Grohe power shower, w.c, pedestal wash hand basin with fitted mirror, lighting and glass shelf over, recessed lighting, marble tiled walls and floor and heated towel rail.

BEDROOM 2

4.74m x 4.48m (15'6" x 14'8")

Dual aspect, phone and tv point.

ENSUITE SHOWER ROOM

2.02m x 1.9m (6'7" x 6'2")

Step-in tiled shower unit with Grohe power shower, w.c., pedestal wash hand basin with fitted mirror, lighting and glass shelf over, recessed lighting, heated towel rail, tiled walls and tiled floor.

WALK-IN WARDROBE

2.05m x 1.66m (6'8" x 5'5")

Ample hanging space, shelving and drawer units.

BEDROOM 3

4.29m x 2.82m (14' x 9'3")

Range of built-in wardrobes, phone point and solid timber floor.

BEDROOM 4

4.8m x 2.93m (15'8" x 9'7")

Range of built-in wardrobes, dual aspect.

ENSUITE SHOWER ROOM

2.49m x 2.04m (8'2" x 6'8")

Step-in tiled shower unit with Grohe power shower, vanity unit with sink and storage under, fitted mirror with light and shelf over, w.c., recessed lighting, heated towel rail, partly tiled wall and tiled floor.

FAMILY BATHROOM

2.94m x 1.76m (9'7" x 5'8")

Jacuzzi bath, w.c., wash hand basin with storage under, timber surround, mirror and light over, separate tiled shower unit with Grohe power shower, heated towel rail, tiled walls and tiled floor.















OUTSIDE

The front of the property is approached by automated timber gates with a sweeping gravelled driveway offering ample parking and a detached double garage. A manicured lawn is bordered by mature planting. Dual side entrances lead into the most appealing rear garden enjoying a south westerly aspect. An Indian sandstone paved patio perfect for al fresco dining with water feature and lighting is bordered by a manicured lawn, raised flowerbeds with mature planting, magnificent oak trees, feature lighting and a heated Pavilion. The detached double garage 5.99m x 5.36m [19'7" x 17'7"] benefits from a floored attic, with pull down ladder staircase, extensive shelving and gas fired boiler.

MANAGEMENT COMPANY DETAILS

Management Company: Indigo Property Management

Service Charge: c. €1,200.00 per annum

DIRECTIONS

Travelling from Foxrock Village, proceed down Brighton Road to the traffic lights. Proceed straight through the lights onto Brennanstown Road and Carrickmines Wood is on the left hand side. As you turn into the development, take the first left. No. 10 is located further down on the left hand side.

BER Details:

BER: C1

BER Number: 109240176

Energy Performance Rating: 165.45 kWh/m²/yr

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Foxrock on 01 289 7840 or email: foxrock@huntersestateagent.ie

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