



Hazeldene, Corrig Road, Dun Laoghaire, Co.Dubln

 **HUNTERS**
ESTATE AGENT

Asking Price €1,075,000

www.huntersestateagent.ie





For Sale by Private Treaty

Hunters Estate Agents are delighted to present to the market this rare opportunity to purchase a two storey, four bedroom detached house on the corner of Corrig Road and Clarinda Park West. Hazeldene is an early 20th century house extending to a generous 183sq.m (1,970sq ft). The detached property is not listed and sits on a prime quarter acre site therefore providing scope to extend the existing family property or replace with a housing scheme, subject to the necessary planning permission. Upon entering the property one is immediately greeted by a light filled entrance hallway. Positioned to the right of the stairs is a generously proportioned drawing room with bay window and secondary glazing to further enhance the abundance of light from the southerly facing aspect.

To the left of the hallway, you will find a southerly facing living room, glass panelled lobby overlooking large rear garden, separate guest W.C. and playroom. There is also rear access opening onto a large mature garden with side access, workshop with additional 43sq.m (463sq.ft) of space.

The rear garden has secondary access to the kitchen/open plan breakfast room, with both rooms benefitting by built-in storage.

Continuing upstairs via the 180 degree half landing is where upon the family bathroom and separate W.C. are located. The first floor is home to four double bedrooms all with built-in wardrobes and a further office/extra bedroom.

The location of Hazeldene is superb with Corrig Road located within walking distance of Monkstown, Sandycove and Dun Laoghaire, having a vast array of amenities, including Dun Laoghaire Shopping Centre and Bloomfield Shopping Centre. Nearby schools include CBC Monkstown, Newpark, Blackrock College, Rathdown, Castlepark, Sion Hill, The Harold and Monkstown Educate Together to name but a few. The city centre is easily accessible via the DART which is a walk away and via numerous bus routes including the 46A. One of the properties most attractive features is the close proximity to the coast in particular Dun Laoghaire Harbour with its yacht clubs and piers.

Viewing is Highley recommended.

SPECIAL FEATURES

- » Four bedroom detached property
- » Extending to a generous 183sq.m (1,970 sq.ft.)
- » Additional workshop extending to circa 43sq.m (463sq.ft)
- » Sitting on prime quarter acre site
- » Large mature rear garden
- » Off-street parking
- » Gas-fired central heating
- » Located in the heart of Dun Laoghaire
- » Close to a host of amenities
- » Excellent schools nearby including CBC Monkstown, The Harold and Monkstown Educate Together
- » Walking distance to Sandycove, Glasthule and Dun Laoghaire
- » Wonderful transport links including Dart, N11 & QBC





ACCOMMODATION

ENTRANCE HALL

6.17m (20.24ft) x 1.81m (5.94ft)

Carpet, ceiling light, staircase to first floor, understairs storage.

DRAWING ROOM

3.94m (12.93ft) x 5.96m (19.55ft)

Carpet, ceiling light, wooden fire surround with marble insert and hearth, feature bay window and stained glass panels.

BREAKFAST ROOM

3.95m (12.96ft) x 2.77m (9.09ftd)

Ceiling light, built-in storage.

KITCHEN

3.12m (10.24ft) x 4.09m (13.42ft) (Max measurement)

Built-in wall and floor units, stainless steel sink and draining board, gas boiler, Whirlpool extractor fan, plumber for washing machine and dishwasher, door to rear garden, recessed lighting.

LIVING ROOM

3.93m (12.89ft) x 5.16m (16.93ft)

Ceiling light, marble fire surround with marble insert and hearth, gas fire, fitted light.

PLAYROOM

1.85m (6.07ft) x 3.93m (12.89ft)

Ceiling light.

LOBBY & GUEST W.C.

2.85m (9.35ft) x 1.54m (5.05ft)

Tiled floor and walls, wall mounted sink, w.c., cabinet, towel rail, ceiling light.

BEDROM 5/FAMILY ROOM

2.58m (8.46ft) x 9.86m (15.94ft)

Shower cubicle with shower screen, Triton shower, wall tiles.

FIRST FLOOR RETURN

W.C.

0.77m (2.53ft) x 1.87m (6.14ft)

W.C., ceiling light.

BATHROOM

3.64m (11.94ft) x 3.18m (10.43ft) (Max measurement)

Part-tiled walls, bath shower mixer, w.c., pedestal sink, curtain pole, Dimplex electric gas heater, ceiling light, door to hot press with insulated timer immersion, pumps and storage.

MASTER BEDROOM

4.26m (13.98ft) x 3.92m (12.86ft)

Carpet, ceiling light, built-in wardrobes.

STUDY

2.30m (7.55ft) x 1.80m (5.91ft)

Carpet, ceiling light.

BEDROOM 2

3.49m (11.45ft) x 3.97m (13.02ft)

Carpet, ceiling light, built-in wardrobes.

BEDROOM 3

3.57m (11.71ft) x 3.98m (13.06ft)

Carpet, ceiling light, built-in wardrobes.

BEDROOM 4

2.75m (9.02ft) x 3.94m (12.93ft)

Built-in wardrobe, carpet, ceiling light.

WORKSHOP

4.95m (16.24ft) x 8.70m (28.54ft)

Ceiling light.

OUTSIDE

Garden

Large mature garden bordered by stone walling, mature hedging and specimen trees.

Outside

Pedestrian side access, outside storage shed.

BER DETAILS

BER: F

BER Number: 110588522

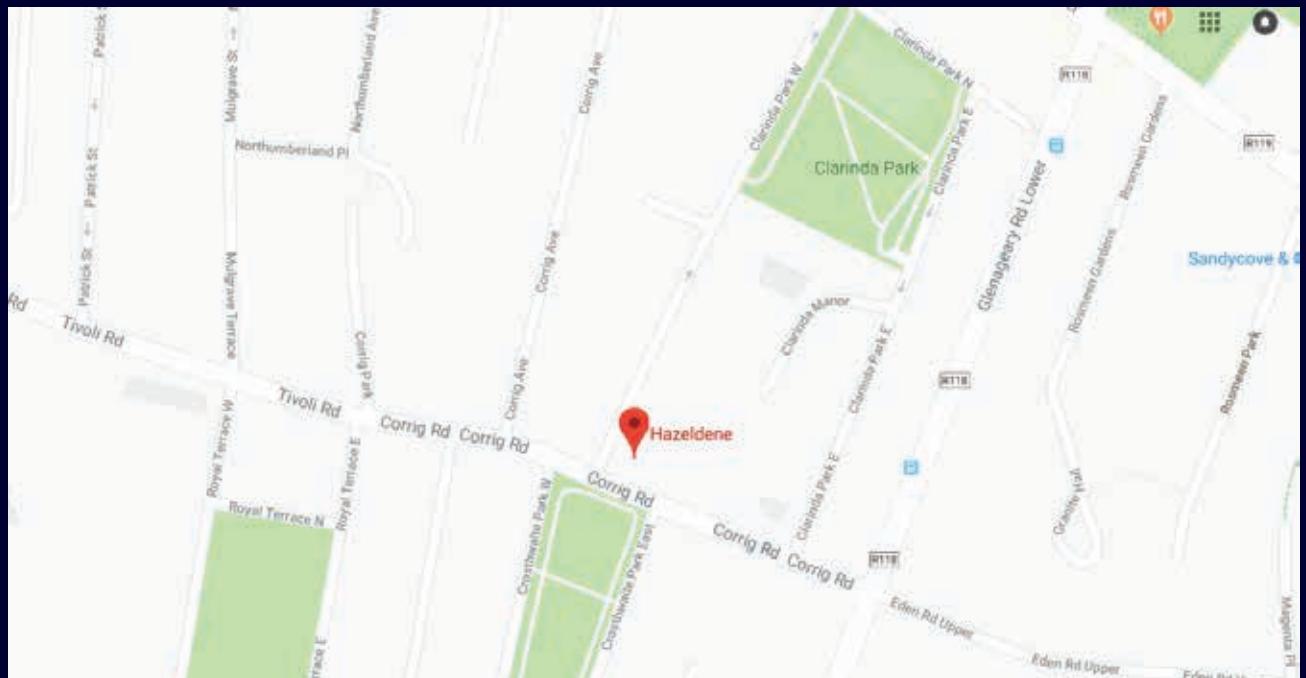
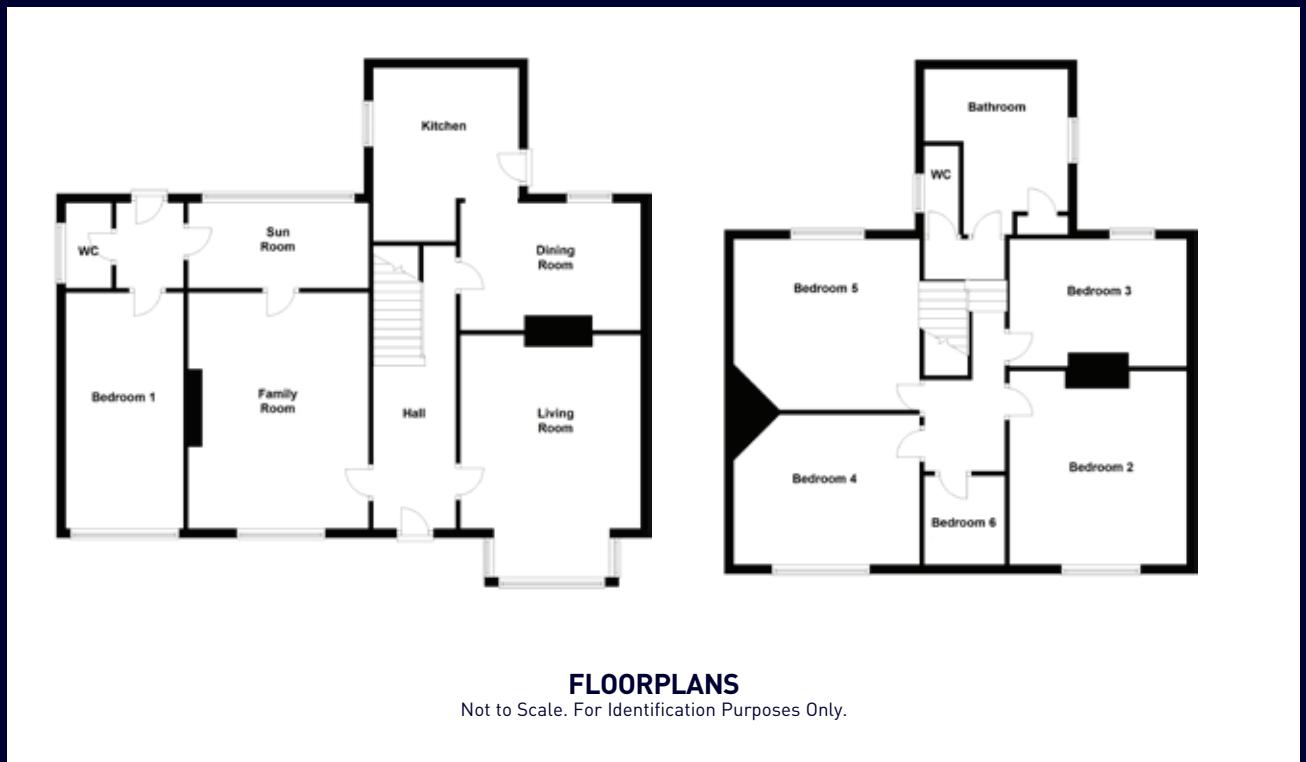
Energy Performance Rating: 410.08 kwh/m2/yr

DIRECTIONS

Travelling from Dalkey, continue on Hyde Road until you come to the cross roads, turn right onto Castle Park Road, then first left onto Elton Park. Continue straight on through Hudson Road and Eden Road Lower and Upper. Continue through the junction lights onto Corrig Road and the property will be on your right (facing Crosthwaite Park).

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



T 01 275 1640 **E** dalkey@huntersestateagent.ie **W** www.huntersestateagent.ie

4 Castle Street, Dalkey, Co. Dublin

Waterloo Exchange, Waterloo Road, Dublin 4

2 Brighton Road, Foxrock, Dublin 18

PSRA Licence no: 001631



No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of Hunters Estate Agents or the vendor in respect of the property shall constitute a representation or a condition or a warranty on behalf of Hunters Estate Agents or the vendor. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or mis-description given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor shall not give rise to any right of action, claim, entitlement or compensation against Hunters Estate Agents or the vendor. Intending purchasers must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor. The services, systems and appliances shown have not been tested and no warranty is made or given by Hunters Estate Agents or the vendor as to their operability or efficiency.