



22 Carrickmines Chase, Carrickmines Wood,  
Brennanstown Road, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

We at Hunters Estate Agent are truly delighted to present number 22 Carrickmines Chase to the market. This very fine detached property commands a prime corner position in a leafy cul de sac, and enjoys a sunny south west facing orientation.

Built by Park Developments at the turn of the millennium, a great emphasis was placed creating an exceptionally well presented detached 4 bedroom family home extending to c. 196 sq.m. / 2,110 sq.ft. with light filled interiors, high ceilings and well balanced rooms with good proportions.

Accommodation briefly comprises of a welcoming entrance porch and entrance hall, drawing room, family room, kitchen / dining room, utility and guest w.c. at ground floor level. Upstairs there are 4 bedrooms, the master benefitting from an ensuite shower room and dressing area. Two additional bedrooms are ensuite and there is a large family bathroom. The corner site and south west orientation facilitates exceptional sunlight into the accommodation from morning through to evening.

Outside, to the front, the property has a large gravel driveway, a front lawn and is bordered by mature hedging and plants. To the rear, the property enjoys a sunny westerly facing rear garden complete with decked area and patio ideal for al fresco dining or quiet relaxation in the summer months alongside a large lawn area, bordered by mature planting and trees.

Carrickmines Wood is a mature, highly sought-after development, in a tranquil, sylvan setting. It enjoys manicured common areas that are extremely well maintained with rolling lawns, mature trees and bedding and boasts an ease of access to Cabinteely House and Cabinteely Park towards the rear of the development. 22 Carrickmines Chase is situated on one of the larger sites and has one of the bigger gardens in the development.

Carrickmines Wood located on Brennanstown Road is conveniently situated close to a host of amenities in nearby Foxrock. Cabinteely villages, Dundrum Town Centre, Carrickmines Retail Park and Blackrock villages are within easy reach, providing an array of specialist shops, restaurants, coffee shops and delis.

There are several sports and recreational amenities available locally, including tennis, rugby, GAA, soccer and golf clubs. Marine activities are available 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 College Foxrock, Clonkeen College, St. Andrews College, Willow Park and Blackrock College.

Excellent transport links are close by including the QBC, N11 (routes 145, 46A, 63), 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

- » 4 bedroom detached family home presented in excellent order and tastefully appointed throughout
- » Rooms of generous proportions extending to 196 sq.m. / 2,110 sq.ft.
- » High ceilings and large hallway and stairs
- » Prime corner site, located in a highly sought-after development
- » Private, south-west facing rear garden
- » Gas fired central heating
- » Double glazed windows
- » Quality doors, staircase and flooring
- » Newcastle Design crafted wardrobes
- » Burglar alarm
- » Close to Foxrock and Cabinteely Villages
- » Several top-rated schools close by
- » Excellent transport links, including LUAS, M50 and N11 (QBC)





# ACCOMMODATION

## ENTRANCE PORCH

1.58m x 1.63m (5'2" x 5'4")

Attractive hall door with feature glass block panelling. Decorative radiator cover. Tiled floor and recess lighting.

## GUEST W.C.

1.68m x 1.14m (5'6" x 3'9")

White suite with pedestal wash hand basin with tiled splash back, heated radiator and w.c. Tiled floor and recessed lighting.

## ENTRANCE HALL

2.81m x 4.62m (9'3" x 15'2")

A walk-in cloaks cupboard. Solid oak floor and recessed lighting. Opening into:-

## DRAWING ROOM

6.82m x 4.02m (22'4" x 13'2")

Attractive marble fireplace with brass surround incorporating a coal-effect gas fire. Decorative radiator cover and ceiling coving. Dual aspect room overlooking the front garden.

## FAMILY ROOM

5.82m x 3.45m (19'1" x 11'4")

Decorative radiator cover. Double doors to the breakfast room and French doors to the patio and garden. Feature block glass wall.

## KITCHEN / BREAKFAST AREA:

### KITCHEN

4.66m x 2.97m (15'3" x 9'9")

Quality Siematic kitchen, incorporating worktop areas and a stainless steel sink and drainer unit, with stainless steel splashback. Neff appliances to include a built-in double oven, microwave, dishwasher, fridge freezer, stainless steel extractor fan and a four ring gas hob unit. Tiled floor and recessed lighting. Bespoke library shelving units. Walk-in larder cupboard.

### BREAKFAST AREA

4.44m x 4.04m (14'7" x 13'3")

Tiled floor and recessed lighting. Dual access to patio and deck via French doors.

### UTILITY AREA

2.98m x 1.54m (9'10" x 5'1")

A range of fitted units incorporating worktop areas with tiled surround and a stainless steel sink unit. Built-in Zanussi washing machine and White Knight tumble dryer. Tiled floor and recessed lighting. Door to side passage.

## STAIRCASE TO FIRST FLOOR

### LANDING

Hotpress with insulated cylinder and shelving for linens. Recessed lighting.

### MASTER SUITE:

#### BEDROOM

3.31m x 4.02m (10'10" x 13'2")

Dual aspect room. Decorative radiator covers.

#### ENSUITE

1.64m x 2.25m (5'4" x 7'4")

White suite incorporating a fully tiled Grohe controlled shower unit, pedestal wash hand basin with tiled surround, illuminated wall mirror, heated towel rail and w.c. Tiled floor and recessed lighting.

#### DRESSING AREA

1.72m x 2.38m (5'7" x 7'10")

Wall to wall fitted wardrobes. Access to attic area via a Stira stairs.

#### BEDROOM 2

3.04m x 3.00m (9'11" x 9'10")

Floor to ceiling fitted wardrobes, library units and desk crafted by Newcastle Design. Decorative radiator cover.

#### ENSUITE

2.16m x 1.27m (7'1" x 4'2")

White suite incorporating a fully tiled Grohe controlled shower unit, pedestal wash hand basin with tiled surround, heated towel rail and w.c. Tiled floor and recessed lighting.

#### BEDROOM 3

4.25m x 2.87m (13'11" x 9'5")

Bespoke wardrobes, library units and bedside lockers crafted by Newcastle Design. Decorative radiator cover.

#### ENSUITE

1.97m x 1.63m (6'6" x 5'4")

White suite incorporating a fully tiled Grohe controlled shower unit, pedestal wash hand basin with tiled surround, heated towel rail and w.c. Tiled floor and recessed lighting.

#### BEDROOM 4

5.00m x 3.05m (16'5" x 10')

Maximum measurement  
Fitted wardrobes. Decorative radiator cover.

## BATHROOM

2.57m x 1.65m (8'5" x 5'5")

White suite incorporating a bath with tiled surround, wash hand basin in vanity unit with granite surround, heated towel rail and w.c. Tiled floor and recessed lighting.



## OUTSIDE

Garden  
Approx. 20m (65'7'') length x 13m (42'8'') wide.

The external common areas are very well maintained with rolling lawns, mature beds and trees. There is easy access from rear of the development to Cabinteely House and Park.

## MANAGEMENT COMPANY

O'Dwyer Property Management  
Service Charge:  
c. €1,000.00 per annum

## BER DETAILS

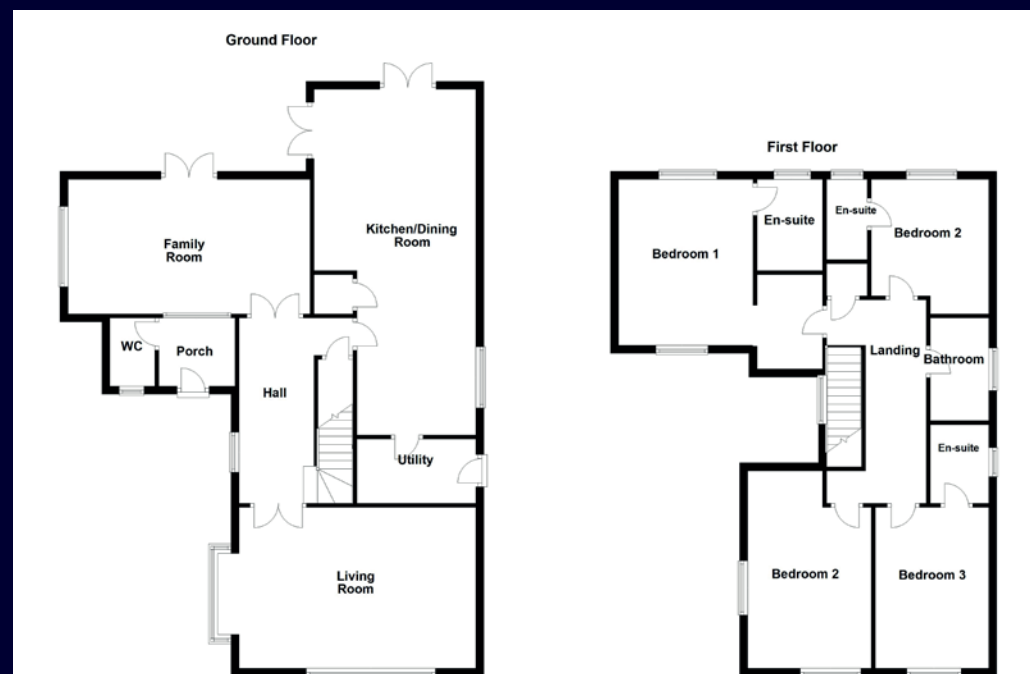
BER: C1  
BER Number: 109612945  
Energy Performance Rating: 172.71 kWh/m2/yr

## 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. Turn into the development and follow the road around and turn into Carrickmines Chase on the left-hand side. At the T junction, turn left and No. 22 Carrickmines Chase is located on the right-hand side.

## VIEWING

Strictly by prior appointment only with sole selling agents, Hunters Estate Agent on 01 289 7840 or email: [foxrock@huntersestateagent.ie](mailto:foxrock@huntersestateagent.ie)



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