



22 Nutley Park, Donnybrook, Dublin 4.

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BER **A3**





# For Sale by Private Treaty

22 Nutley Park is a rare opportunity to purchase a turnkey hi-spec family home in the Dublin 4 Area. This property has been designed and built to the highest standards, taking full advantage of the beautiful setting overlooking Elm Park Golf Course.

Hunters Estate Agent is truly honoured to present to the market this attractive "A" rated detached family home, in this tranquil leafy cul de sac.

22 Nutley Park enjoys a tree lined sylvan setting, overlooking Elm Park Golf Course and the exacting standards of the interiors and exterior have resulted in a truly fine residence. The property enjoys a high specification fit out, rooms of balance proportions extending to 301 sq.m/3,250 sq.ft, and benefits from an abundance of natural light

22 Nutley Park is approached by double gates and a landscaped driveway, offering ample off street parking and bordered by a cut stone wall.

Upon entering this property, you are greeted by a most welcoming hallway with a bespoke staircase. To the right lies an extremely well-proportioned drawing room, opening in to a very pleasant dining room with French doors leading to a very generous patio and gardens. To the left of the hallway there is a comfortable playroom/study. A superbly appointed Nolan Design kitchen is complete with marble work tops and quality Neff appliances. There is a separate Nolan Design fitted utility room with superb storage and access to the side passage. A bespoke guest cloakroom completes the accommodation at this level.

At first floor level there is an extremely well arranged master suite, overlooking the golf course, incorporating a very fine bedroom with hand crafted walk-in wardrobes, an ensuite bathroom and dressing area. There are three further double rooms with one ensuite and a spacious family bathroom. At second floor level, there is a very comfortable guest bedroom complimented by a full bathroom. The linen room provides plentiful shelving space.

Outside, to the front there is ample off street car parking, with luxuriously landscaped front and rear gardens designed by Digby Brady landscape architects, incorporating a granite patio area with a glass balustrade surround, specimen planting, mature trees and raised flowerbeds. 22 Nutley Park enjoys a high degree of privacy, with the rear garden benefitting from an all-day sunny orientation.

Nutley Park, Donnybrook, enjoys an enviable location, just off Nutley Lane which links the Merrion Road with Stillorgan Road in the heart of Dublin 4. No. 22 Nutley Park benefits from one of Dublin's most popular and convenient locations with an excellent choice of amenities being within walking distance, including St. Vincent's Hospital, RTE Campus, UCD Belfield, Elm Park Golf & Sports Club and the Merrion Shopping

Centre. Many of the city's principle schools are close by including St. Michael's and St. Teresian's.

Local transport links are plentiful with numerous bus routes along both the Stillorgan Road and Merrion Road, serving the city centre and suburbs. It also offers convenience to the N11 and Sydney Parade DART Station with Dublin Airport a mere 25 minutes' drive via the Port Tunnel. Many of Dublin's commercial centres such as the IFSC and South Docks IT hub are easily accessed from Nutley Park.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Stunning 5 Bedroom Detached Residence extending to approx. 301sq.m/ 3,250sq.ft
- » Gas Fired Central Heating.
- » Original Blue Bangor slates re-used.
- » Carlson Alu-Clad Timber Windows and Exterior Doors.
- » Seai approved "A rated" wall mounted boiler that serves four heating circuits.
- » Mechanical ventilation and heat recovery system to ventilate the bedrooms and living spaces.
- » Recessed LED down lights and central pendants.
- » Data and TV outlets in all bedrooms and living areas
- » Pv Solar Panels
- » House wired for alarm

### Interior

- » Feature High Ceilings.
- » Quality grey oak wooden floors with double height skirting boards throughout the down stairs living area.
- » Luxury carpet throughout upstairs.
- » Villeroy & Boch sanitary ware
- » Under floor heating system in the Kitchen/ Family area, hall and Playroom/Office.
- » Stunning glassed roof light spanning 4 me

# ACCOMMODATION

## ENTRANCE HALL

2.60m (8'6") x 6.71m (22')

Underfloor heating, solid oak floors, attractive cornicing, recessed lights.

## GUEST WC

1.79m (5'10")x 1.62m (5'4")

Suite incorporating WC, wash hand basin (Villeroy and Boch), black and white tiles floor, wainscoting and attractive cornicing.

## PLAYROOM/ STUDY

3.38m (11'1") x 4.86m (15'11")

Attractive cornicing, solid oak floors, under floor heating, comms cupboard.

## DRAWING ROOM

3.62m (11'11") x 5.31m (17'5")

Formal Living Room with an Art Nouvea Rhevina Premium Limestone Fireplace by Belle Pierre, attractive cornicing, solid oak floors. Sliding Doors lead to:-

## DINING ROOM

4.40m (14'5") x 3.63m (11'11")

Formal Dining room with attractive cornicing, solid oak floors. Double doors to rear patio.

## KITCHEN/ BREAKFAST ROOM

6.33m (20'9") x 7.90m (25'11")

Nolan designed kitchen with Neff and Liebherr appliances, solid oak floors with under floor heating, large island kitchen unit, fitted wall and base units, marble worktop, large sliding doors lead to rear patio. Overlooks rear garden and Elm Park Golf Club.

## UTILITY ROOM

2.46m (8'1") x 2.46m (8'1")

Nolan Kitchen designed utility room. incorporating wall and base units, gas boiler and stainless steel sink. Door to side passage.

## UPSTAIRS

Landing with attractive cornicing

## MASTER BEDROOM

4.37m (14'4") x 4.85m (15'11")

Overlooking rear garden and Elm Park Golf Course. Attractive cornicing, wall radiator.

## WALK-IN WARDROBE

2.09m (6'10")x 1.71m (5'7")

Built-in shelving, drawers and hanging space.

## ENSUITE

1.47m (4'10")x 3.24m (10'8")

Fully tiled, suite incorporating WC, His and Hers wash hand basins, heated towel rail, shower cubicle with rain water shower head, recessed ceiling lights.

## BEDROOM 2

4.41m(14'6") x 3.77m (12'4")

Overlooking rear garden. Attractive cornicing, fitted wardrobe.

## BEDROOM 3

3.76m (12'4") x 5.45m (17'11")

Overlooking front garden, attractive cornicing, fitted wardrobe.

## BEDROOM 4

3.34m (10'11")x 4.19m (13'9")

Attractive cornicing.

## WALK-IN WARDROBE

1.88m (6'2") x 1.83m (6'0")

Built-in shelving.

## ENSUITE

2.61m (8'7")x 1.49m (4'11")

Fully tiled, with suite incorporating WC, wash hand basin, shower cubicle with rainwater shower head, heated towel rail.

## 2ND FLOOR (ATTIC)

## BEDROOM 5

3.23m (10'7")x 4.67m (15'4")

Overlooking rear garden, fitted wardrobe.

## WALK-IN WARDROBE

1.88m (6'2")x 1.83m (6'0")

Built in shelving.

## BATHROOM

4.03m (13'3") x 1.90m (6'3")

Fully tiled, suite incorporating WC, wash hand basin, bath, heated towel rail, shower cubicle with rainwater shower head, Velux window.

## OPERATIONS ROOM

Water tank, water cylinder, Vent Axia, Velux window.















## GARDENS

### REAR GARDEN

13.37m x 4.32m

Landscaped garden with raised sandstone patio area, solid glass paned balustrade, attractive outdoor lighting, steps to

### LOWER GARDEN AREA

13.37m x 12.72m

Lawn with sandstone paved path, bordered by Mature Portuguese laurel hedging. Outdoor tap and electrical outlets.

### FRONT GARDEN

13.5m x 10.47m

Wexford people gravel driveway with parking for comfortably up to five cars. Walled perimeter with Buxus hedging, granite set kerbstones, option to motorise gates.

## DIRECTIONS

Coming from Donnybrook, continue straight onto the Stillorgan Road, turn left onto Nutley Lane, take first right onto Nutley Park. No 22. Is located just before the bend on the left hand side

## BER DETAILS

BER Rating: A3

BER Number: 109164863

Energy Performance Indicator: 70.33kWh/m2/yr

## VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 6680008 or [emailinfo@huntersestateagent.ie](mailto:emailinfo@huntersestateagent.ie)



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