

For Sale

Asking Price: €2,350,000

Sherry
FitzGerald



The Laurels, Cenacle Grove, Killiney,
Co. Dublin A96 EV12

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BER B1





Not to scale, identification only.
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The Laurels is a beautifully appointed five-bedroom detached family home, one of eight residences within the private enclave of Cenacle Grove, just off Killiney Hill Road. The property sits on a generous site of approx. 0.6 acres and has been completely upgraded to boast an impressive B2 Energy rating. Bought by the current owners in 2020, the property was completely transformed into their forever home, revolving around comfortable contemporary living, busy family life, working from home and outdoor recreational and entertaining space. However, due to work commitments the current owners find themselves leaving before they have really begun to appreciate how much this magnificent home has to offer.

Externally the property has been transformed from a 1980's rebrick to an off grey rendered finish and as you drive through the electric gates you start to appreciate the quality of finish that awaits. The extensive grounds have been designed by Vyvian White of Lotus Landscape Design in conjunction with Evergreen Landscapes creating the most incredible outside space with granite pathways, large expansive patio areas, outdoor dining area, basketball court, home office not to mention the most glorious flowering plants offering all year round colour.

The specification doesn't stop there, and the interior finishes are again of the highest specification, with Abbington Design Bespoke fitted kitchen, new bespoke internal doors, bookshelves and the highest caliber of joinery throughout all complementing the exceptionally spacious well-designed

accommodation with a floor area of approx. 302 sq m (3,350 sq. ft). The wide welcoming double aspect entrance hall sets the tone of what is to follow and has a large comms/closet/wine storage area off. The open plan contemporary kitchen/dining/family room is what dreams are made of and overlooks the large granite sun terrace and gardens. The hand painted bespoke fitted kitchen with marble counter tops is painted in a shade of Fine Clay with large Island unit. All integrated appliances are Miele save the Fisher & Pakel fridge freezer with custom door. The large utility room provides additional storage and drying space in the fitted units with Quartz counter tops, again no expense has been spared. There is direct access to the covered outside dining area.

A family room/home cinema room with Walnut fitted bar and entertainment unit is situated to the rear of the property and has two large picture windows together with large sliding doors which again link the house with the garden and make this area ideal for entertaining.

To the left-hand side of the entrance hall is the more intimate drawing room with gas fire, and bespoke fitted units with bronze inlay and handles. This room also has a projector screen.

The sleeping accommodation comprises of five double bedrooms, two having en-suites and principal with walk in wardrobe. A family bathroom has the benefit of a shower and bath; a wc and large hot-press complete the accommodation.

ACCOMMODATION

Hallway: Generous entrance hallway running front to back with solid oak flooring, large picture window overlooking the rear garden, alarm panel and two central lights.

Kitchen/Dining room: Bright, open plan triple aspect room with bespoke in frame Abbington Design kitchen and Island unit with marble countertops. Integrated larder cupboard, stainless steel sink unit, integrated full Fisher & Pakel full length fridge and freezer with custom made door and integrated Miele appliances. The double aspect dining area has solid oak flooring throughout and overlooks the large patio area and garden.

Utility/boot room: Substantial room with tiled flooring, range of fully fitted floor and eye level units with quartz counter tops which provides additional storage, and drying space. Door to the outside dining area.

Comms room: With oak flooring and fitted shelving and storage with antiqued glassed doors and built in wine rack. Recessed ceiling lights.

Family home entertainment room: painted in dark navy this room is beautifully fitted out with bespoke Abbington Design bar and entertainment unit. It opens out into the rear garden and is perfect room for entertaining.

Drawing room: again, with oak flooring, projector and screen, hand painted bespoke built in shelving and storage cupboards with brass inlay and handles.

WC: With tiled flooring, wc, wash hand basin with tiled splash back and mirror, fan, recessed ceiling downlighters and window.

HP: Large walk-in hot press with oak flooring and fitted shelving.

Bathroom: With contemporary floor tiling, wc, wash hand basin, recessed shelving, partly tiled walls, bath with fully tiled surround, shower with fully tiled surround, heated towel rail and surround sound.

Bedroom 3: Double room to the rear overlooking the rear garden.

Bedroom 2: Double room overlooking the rear garden with fitted wardrobes with hanging rails and shelving. Recessed ceiling downlighters.

En-Suite: With tiled flooring, wc, wash hand basin and vanity unit, heated towel rail, shower with fully tiled surround and rainwater shower head. Extractor fan.

Bedroom 1: Generous dual aspect double room with a range of fitted sliding wardrobes over an oak floor.

Walk-in-wardrobe: With oak flooring and recessed ceiling downlighters.

En-Suite: Large room with bath with fully tiled surround, built in shelving, wc, wash hand basin and mirrored cabinet, shower with fully tiled surround and rainwater shower head. Extractor fan.

Bedroom 4: Double room with fitted wardrobes overlooking the front garden.

Bedroom 5: Double room again with fitted wardrobes overlooking the front garden

GARDEN

Outside there is a garden room or home office to the front and to the westerly side of the house is the original garage which has been converted to a storage room for bins and bikes and guest studio accommodation with overhead storage and wet room.

SPECIAL FEATURES

- Substantial detached family home in a private cul de sac location
- Abbington Design Bespoke fitted kitchen and large island unit.
- Fitted home cinema area and bar in family room.
- Solid brushed & varnished oak flooring throughout.
- Surround sound in reception rooms.
- Aereco demand controlled ventilation system throughout.
- Double garage converted into storage and guest accommodation.
- Private gardens of approx. 0.6 acres providing recreation, entertainment and home office space.
- Large driveway providing off street parking.
- B1 Energy Rating with 22 panel solar system/16kw battery system

BER

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