

# DK

DAPHNE KAYE  
& ASSOCIATES



## THE LODGE, CHERRYWOOD ROAD

Loughlinstown, Dublin 18. D18 F7A4

BER B2

## The Lodge, Cherrywood Road, Loughlinstown, Dublin 18. D18 F7A4



Superbly appointed and in exceptional walk-in condition, **The Lodge** is an impressive detached 4 bedroom residence of contemporary design standing on cultivated gardens of c. 0.50 acre. This most stylish home extends to c. 219.55 sq m (2,363 sq ft) and enjoys light filled interiors with an easy flow to the spacious and open plan accommodation offering great flexibility of use. Modernised to the highest of standards and tastefully presented, there is a high quality specification throughout to meet the needs of modern living. The appeal of this quality home is further enhanced by its private aspect and sunny south/west orientation to the extensive patio and delightful landscaped terraced gardens.

Ideally positioned within easy access of the N11, M50, Luas at Brides Glen and the Dart at Shankill. This prime family location is convenient to Killiney, Shankill and Foxrock Village. Local amenities include an excellent selection of schools, John Scottus (originally Aravon), Holy Child Killiney and St. Gerards. St. Annes and Rathmichael National schools are close by. Woodbrook and Old Conna golf clubs are close at hand.

### SPECIAL FEATURES

- Open plan accommodation of c. 219.55 sq m (2,363 sq ft) offering great flexibility of use.
- 4 double Bedrooms - 3 with en-suite facilities
- Exceedingly bright interiors flooded with natural light
- Tastefully presented with a high quality specification throughout
- Impressive bespoke Kitchen and superbly fitted bathrooms
- Attractive wide plank French oak engineered flooring and quality tiling to Bathrooms
- Luxaflex electronic windows blinds
- Brushed chrome dimmer switches to recessed lighting
- Triple glazed windows
- Gas fired central heating
- BER B2
- Security alarm and CCTV coverage
- Private aspect and a sunny south/west orientation.
- Prime location convenient to the LUAS, N11 and M50.



## ACCOMMODATION

### RECEPTION HALL

4.76m x 4.6m with attractive wide plank French Oak engineered floor. Decorative radiator cover. Recessed Lights. Cloaks Press.

### LIVING ROOM

6.15m x 5.44m with wide plank French Oak engineered floor, decorative radiator cover and recessed lighting. Feature Portuguese Sandstone fireplace with polished granite hearth and fitted with log effect enclosed gas fire.

### OPENING TO:

### DINING AREA

4.93m x 2.82m with floor to ceiling picture windows and wide plank French Oak engineered floor. French doors to patio and gardens.

### OPEN PLAN TO:

### BESPOKE KITCHEN/BREAKFAST AREA

4.25m x 3.45m Superbly fitted with range of quality built-in and fitted units incorporating integrated fridge and freezer, microwave, pull out pantry, illuminated work top areas with uprights, Britannia double oven and 6 ring gas hob, concealed extractor and integrated dishwasher.

Stainless steel double sink and breakfast counter. Wide plank French Oak engineered floor and recessed lighting.

### UTILITY ROOM

2.3m x 1.85m with range of fitted units and work top areas, stainless steel sink, washing machine and dryer.

### BOOT ROOM/WALK - IN PANTRY

2.28m x 2.12m with excellent range of fitted units and shelving.

### GUEST SHOWER ROOM

Contemporary white suite incorporating w.h.b. in vanity unit, Triton electric power shower and w.c. Fully tiled walls and floor.

### BEDROOM 1

6.09m x 3.97m (includes measurement of En Suite) Double built-in wardrobes, large wall mirror and French doors to patio and gardens. Dual aspect.

### SHOWER ROOM EN SUITE

Contemporary white suite incorporating power shower, w.h.b. in vanity unit, wall mirror and w.c. Fully tiled walls and floor.



#### **BEDROOM 2**

3.98m x 3.04m with built in wardrobes and view to gardens. Recessed lighting.

#### **FEATURE TIMBER STAIRCASE TO FIRST FLOOR SPACIOUS LANDING WITH DEEP VELUX WINDOWS**

#### **MASTER BEDROOM 3**

6.7m x 3.37m Dual aspect. Walk-in wardrobe. Recessed lights.

#### **BATHROOM EN SUITE**

4.24m x 1.76m Contemporary white suite incorporating bath, power shower, twin w.h.b.'s in vanity unit with illuminated mirror, w.c., extendable vanity mirror and heated towel rail. Fully tiled walls and floor.

#### **BEDROOM 4**

5.4m x 5.2m (Includes shower room en suite measurement) Fitted and built-in wardrobes. Recessed lights.

#### **SHOWER ROOM EN SUITE**

Contemporary white suite incorporating power shower, w.c., w.h.b. in vanity unit with illuminated wall mirror, heated towel rail and extendable vanity mirror. Fully tiled walls and floor.

#### **OUTSIDE**

Set behind high hedging, the gravelled driveway offers front of house off street car parking. Two side entrances lead to south/west facing gardens with the benefit of a totally private and secluded aspect. There is an extensive cobble-lock patio area ideal for outdoor entertaining. The Adam steel outhouse provides an outside Bar to the BBQ area together with gardener's w.c. and excellent storage. Feature curved brick fronted flower beds frame the meandering pathways running through the differing terraced gardens leading to the tranquil garden affording delightful views over roof tops over to Killiney Hill. This idyllic and peaceful setting boasts a host of mature trees and specimen plants and shrubs.

#### **BER DETAILS**

**BER Rating:** B2

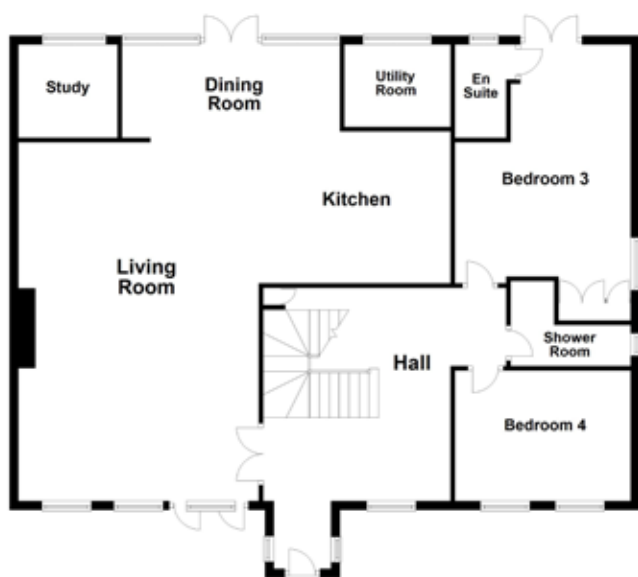
**BER Number:** 106674807

**EPI:** 109.63 kwh/m2/yr



## FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



**DK** DAPHNE KAYE  
& ASSOCIATES

The Gables, Foxrock Village, Dublin 18

**Telephone:** 01 289 90 34 **Mobile:** 087 256 02 69

**Email:** [daphne@daphnekayeandassociates.ie](mailto:daphne@daphnekayeandassociates.ie) **www:** [www.daphnekayeandassociates.ie](http://www.daphnekayeandassociates.ie)

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