

DK

DAPHNE KAYE
& ASSOCIATES



41 Cairn Hill,
Westminister Road,
Foxrock, Dublin 18

BER C1

41 Cairn Hill, Westminster Road, Foxrock, Dublin 18



Daphne Kaye & Associates is pleased to offer to the market this stunning family home in a prime Foxrock location. 41 Cairn Hill, is a most appealing detached four bedroom residence, extending to c 150 sq m (1,615 sq ft) plus the valuable benefit of a superbly converted Attic room of c. 228 sq ft.

Recently refurbished and redesigned, the property is appointed to an exceptionally high specification throughout. Tastefully presented in showhouse condition, the exceedingly bright interiors offer spacious and well balanced accommodation with rooms of generous proportions.

Ideally situated in a tranquil cul de sac setting, the delightful gardens enjoy an enviable sunny westerly orientation and a private aspect.

This prime Foxrock family location is only a short walk from the village with its excellent shops, wine bar and restaurants. The area boasts a wide choice of schools, namely, Loreto Foxrock, St. Brigids National Schools - boys and girls, Hollypark, the French School and Cabinteely Community School.

SPECIAL FEATURES

- Double glazing throughout
- 3 Receptions
- 4 spacious Bedrooms - 2 en suite
- Pergo high quality Oak flooring
- Superbly refurbished home in quiet cul de sac location
- Spacious Attic conversion with large Velux windows
- Stunning Kitchen/Breakfast by Kitchen Elegance
- Contemporary Bathrooms and stylish wardrobes
- Recessed lighting
- Modern condensing boiler - gas central heating
- Illuminated gardens
- Intruder alarm

There are excellent recreational facilities close by including Leopardstown Race Course, Golf Clubs at Foxrock, Carrickmines and Leopardstown, and Carrickmines Croquet and Lawn Tennis Club. Local transport facilities include the LUAS at both Carrickmines and Sandyford, the N 11 and the QBC with many frequent bus routes providing easy access to the City Centre. Access to the M50 motorway is within a few minutes by car.

41 Cairn Hill has been substantially upgraded in the last year and offers a beautifully decorated and presented home in showhouse condition. Refurbishment works include a stunning Kitchen by Kitchen Elegance with top quality appliances, Pergo Oak stylish flooring, brushed stainless steel light switches and sockets, decorative radiator covers, contemporary Bathroom suites, stylish wardrobes and a most appealing and flexible open plan Familyroom opening to Kitchen/Breakfastroom and Dining area.

A superb attic conversion lends itself to a variety of uses with extensive storage facilities.

Approached by a gravelled driveway, the gardens are a particular feature of this home. The rear garden is private and west facing. Planted with an array of mature trees, shrubs and flowering plants. Cobblelock patio areas present a wonderful relaxing space. Gated side access on both sides lead to the gardens and a block built concrete garden shed.

ACCOMMODATION

Floor Area 150 sq m approx. 1,615 sq ft (Excluding Attic of 228 sq ft)

Entrance Porch

with high quality Pergo Oak floor opening to

Hall

with Pergo Oak floor, decorative radiator cover and recessed lights. Under stairs storage.

Guest Cloakroom

White contemporary suite incorporating w.h.b. in vanity unit, wall mirror and w.c. Stainless steel fittings. Pergo Oak floor.

Drawingroom: 5.40m x 3.80m (17'9" x 12'6")

with attractive timber fireplace with stone mantle, granite inset and granite hearth. Superb built-in storage and log unit. Pergo Oak floor. Decorative radiator cover. Glazed double doors with bevelled glass detail to:

Family room: 4.00m x 2.70m (13'1" x 8'10")

with Pergo Oak floor. Feature corner display unit, recessed lights and decorative radiator cover. French doors to patio and gardens.

Opening to:

Kitchen/Breakfastroom: 7.00m x 3.10m (23' x 10'2")

This stunning area with feature octagonal Dining area is flooded with natural light and enjoys a delightful sunny westerly aspect. The luxurious appointed units by Kitchen Elegance incorporate an excellent range of fitted units with Quartz work top areas with an island breakfast bar incorporating stainless steel double sink and Bosch integrated dishwasher. A concealed extractor, Siemens hob, Siemens microwave, stainless steel double oven and

integrated fridge/freezer complete the quality appliances. Decorative radiator cover. Pergo Oak flooring. Recessed lights and feature pendulum lights.

Utility Room: 2.80m x 1.70m (9'2" x 5'7")

with tiled floor. Attractive fitted units incorporating stainless steel sink, freezer and Bosch washing machine/dryer. Door to gardens.

T.V. Room/Study: 4.10m x 2.80m (13'5" x 9'2")

with Pergo Oak floor, feature built-in high efficiency log effect gas fire with granite mantle and hearth, flanked by built-in shelving and display units. Decorative radiator cover and recessed lights.

Stairs to spacious Landing

Hot Press with insulated cylinder fitted with dual immersion and timer.

Master Bedroom 1: 4.80m x 3.42m (15'9" x 11'2")

Double Bedroom with excellent range of built-in wardrobes.

Shower room En Suite: 2.90m x 1.70m (9'6" x 5'7")

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

Bedroom 2: 3.50m x 2.80m (11'6" x 9'2")

Double Bedroom with superb range of built-in wardrobes. Decorative radiator cover.

Shower room En Suite: 2.4m x 1.50m (7'10" x 4'11")

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

Bedroom 3: 3.90m x 3.80m (12'10" x 12'6")

Double Bedroom with extensive fitted wardrobes.

Bedroom 4: 2.70m x 2.30m (8'10" x 7'7")

Single Bedroom with fitted wardrobes.

Shower Room: 2.7m x 1.90m (8'10" x 6'3")

Spacious and fitted with contemporary white suite incorporating 'rainhead' power shower, w.h.b. in vanity unit with marble top, wall mirror, w.c. and heated towel rail. Fully tiled walls and floor.

Stairs to Attic Room: 4.80m x 4.40m (15'9" x 14'5")

This delightful area is c 228 sq ft with two large Velux windows and recessed lights. Excellent under eaves, insulated and floored, storage space.

GARDENS

The gardens are a particular feature of this property with an attractive gravelled front with mature shrubs, trees and flower beds. Gated side access to the rear illuminated garden with an enviable westerly orientation, lawn, planted with mature fruit trees, bay tree, shrubs and a host of specimen planting. Extensive wraparound patio areas and block built garden shed.

BER DETAILS

BER C1

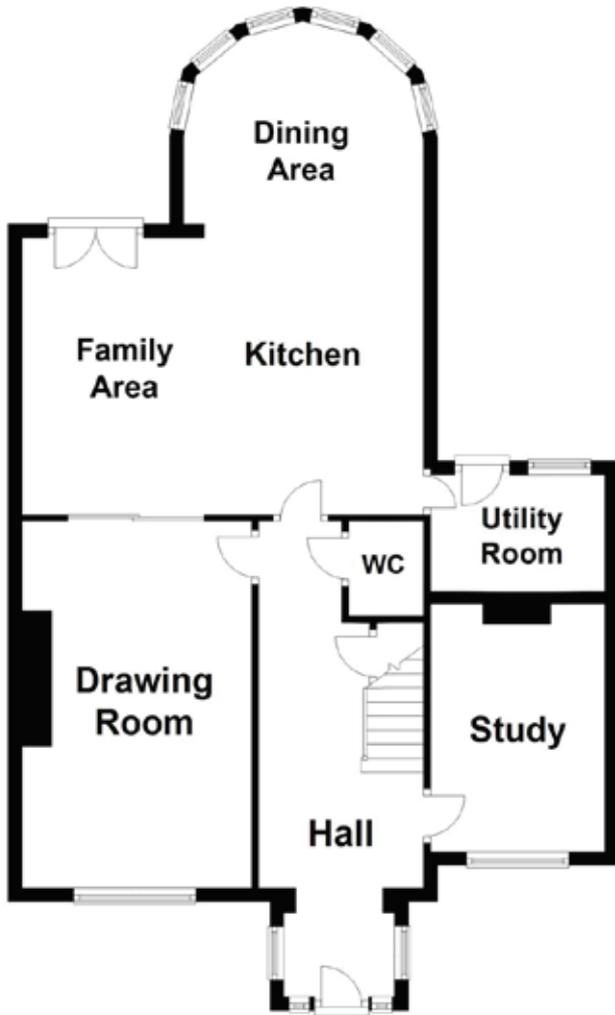
BER No: 103053047

EPI: 169.27 kWh/m²/yr

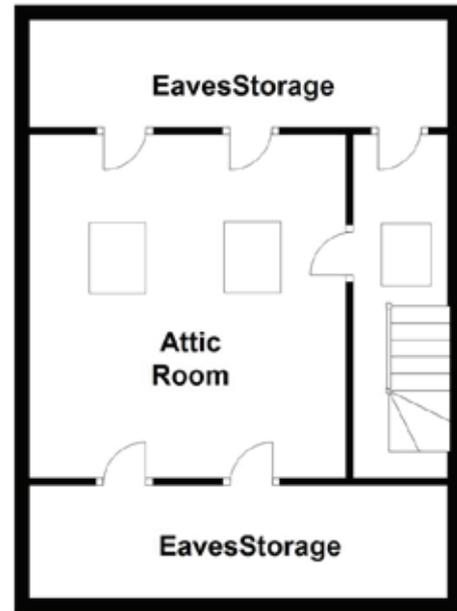




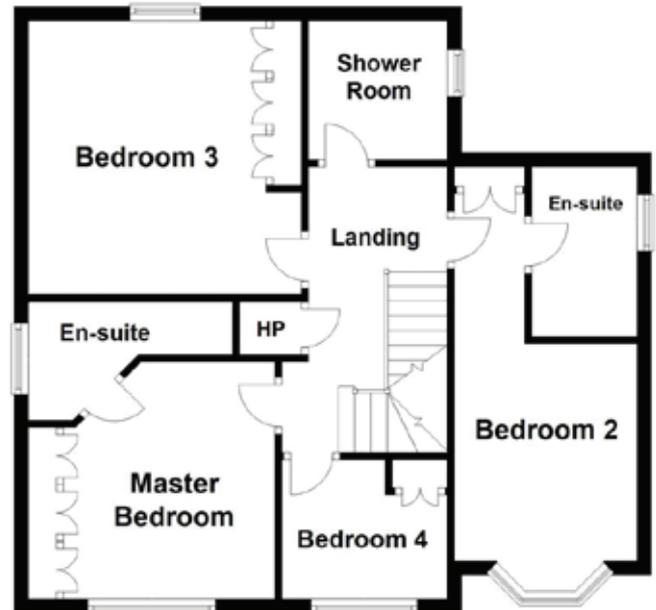
FLOOR PLANS



Ground Floor



Second 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 www.daphnekayeandassociates.ie

PSRA No. 003990

The particulars are for guidance only and do constitute part part of, or offer a contract. Every care has been taken in preparing these particulars but their accuracy is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Daphne Kaye & Associates has any authority to make or give any representation or warranty whatever in relation to this property.

