

DK

DAPHNE KAYE
& ASSOCIATES



5 HAINAULT LAWN,

Foxrock,

Dublin 18

BER **D1**

5 Hainault Lawn, Foxrock, Dublin 18



5 Hainault Lawn is a bright and spacious detached 4 bedroom bungalow comprising generous accommodation of c. 152 sq m (1,635 sq ft). Well maintained and presented in good condition, the property offers immense scope and potential to redesign and extend the accommodation, if so desired. Situated in a prime tree lined Foxrock family location, the gardens extend to over 60 feet and enjoy a sunny westerly orientation in a tranquil setting.

This most convenient location is within easy access of the LUAS, M50, N11 and the local amenities of Foxrock and Cabinteely villages. Excellent schools include St. Brigids Boys and Girls National schools, Hollypark, The French School, Loreto Foxrock and the new Nord Anglia International school.



SPECIAL FEATURES

- Rational double glazed windows
- Delightful setting
- c. 152 sq m (1,635 sq ft) plus Music room of 100 sq ft
- Wonderful sunny westerly orientation
- Timber flooring
- 4 Bedrooms (2 en suite)
- External lighting
- Pebbled driveway
- PVC fascias



ACCOMMODATION

Spacious Entrance Hall: 2.81m x 1.47m (9'3" x 4'10") with attractive timber floor

Guest Cloakroom:
White suite incorporating pedestal w.h.b., wall mirror and w.c.

Lounge: 7.62m x 3.53m (25'0" x 11'7") with raised marble fireplace with marble hearth and mantle. Timber floor. Superb floor to ceiling picture windows. Opening to:

Diningroom: 3.53m x 3.53m (11'7" x 11'7") with storage press and service hatch to:

Kitchen: 3.91m x 3.30m (12'10" x 10'10") with attractive range of fitted units and work top areas with tiling surround. Incorporating 5 ring gas hob, stainless steel extractor with splash back, Zanussi oven, Bosch fridge/freezer and stainless steel double sink unit. Marble tiled floor.

Utility room: 3.60m x 2.34m (11'10" x 7'8") with fitted units and work top area. High gloss tiled floor. Plumbed for washing machine. Door to gardens.

Master Bedroom 1: 3.50m x 3.15m (11'6" x 10'4") with floor to ceiling built-in wardrobes, double fitted wardrobes and bedside lockers.

Shower room En Suite: 2.44m x 2.31m (8'0" x 7'7") White suite incorporating power shower, w.h.b. in tiled vanity unit, wall mirror, w.c. and heated towel rail. Partly tiled walls and tiled floor.

Bedroom 2: 3.86m x 3.35m (12'8" x 11'0") with spacious fitted floor to ceiling wardrobe. Timber floor.

Shower room En Suite: 2.56m x 1.47m (8'5" x 4'10") White Triton T90 electric power shower, w.h.b. in vanity unit, mirror door medicine cabinet. Under floor heating. Fully tiled walls and floor.

Bedroom 3: 3.25m x 3.26m (10'8" x 10'7") with floor to ceiling built-in wardrobes. Timber floor.

Bedroom 4 / TV room: 5.05m x 2.21m (16'7" x 7'3")

Bathroom: 2.48m x 2.24m (8'0" x 7'3") White suite incorporating bath, Triton T90 power shower, heated towel rail, w.c. and w.h.b. in vanity unit. Wall mirror. Tiled walls and floor.

Music room / Playroom: 5.05m x 2.21m (13'2" x 7'10") Not shown in overall measurement. Sound proofed.

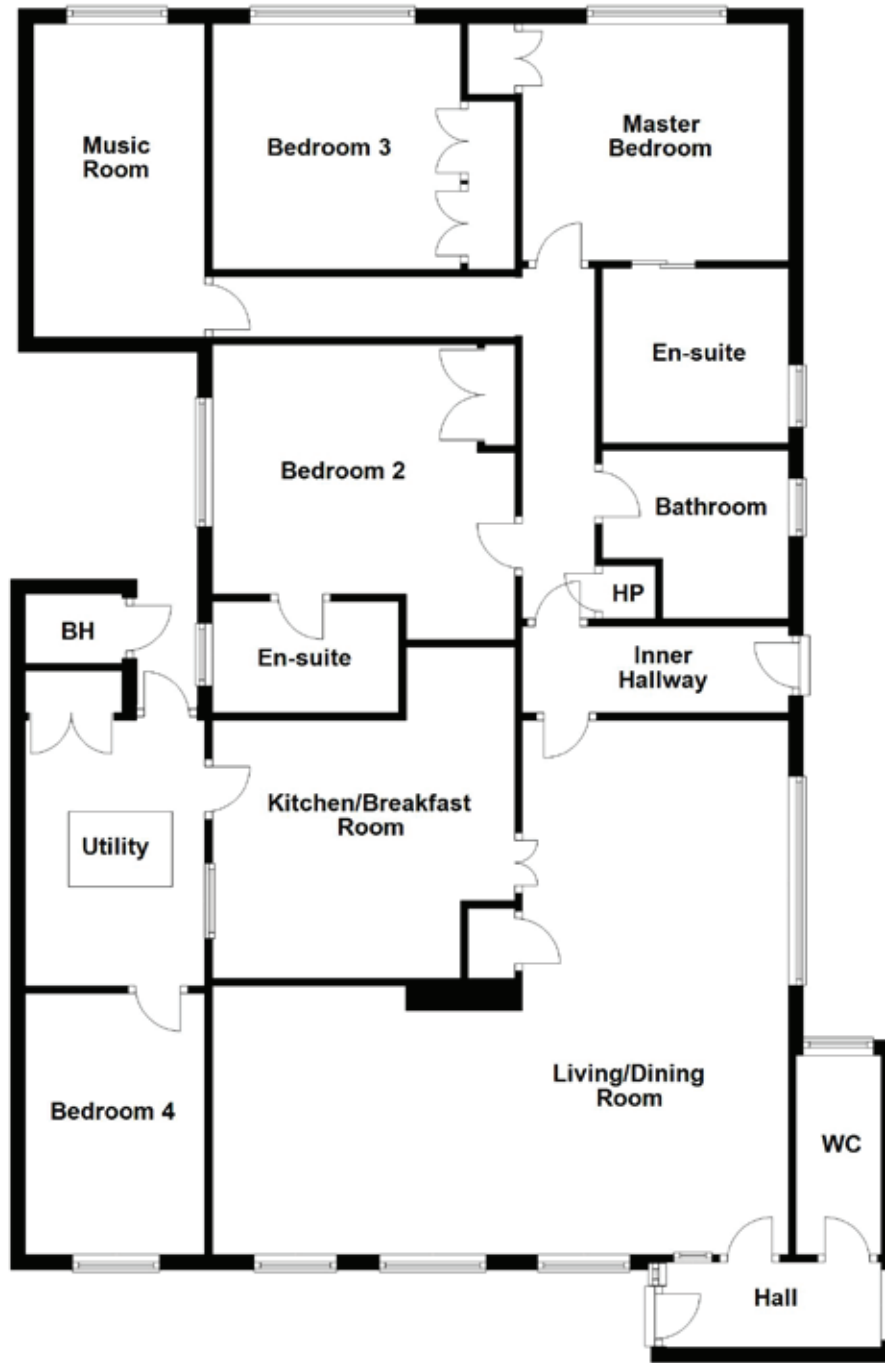
OUTSIDE

To the front there is generous front of house car parking. The side entrance leads to the delightful rear garden extending to over 60 feet set mainly in lawn with a spacious patio area. A particular feature of this tranquil setting is the banked stream meandering at the end of the garden. Enjoying a high degree of privacy, the gardens have an enviable sunny westerly aspect. Timber garden shed.

BER DETAILS

BER: D1
BER No. 111811279
Energy Performance Indicator: 233.9 kWh/m²/yr

FLOOR PLANS



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

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