

DK

DAPHNE KAYE
& ASSOCIATES



11 Cairn Hill,
Westminister Road,
Foxrock, Dublin 18

BER D1

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Commanding a prime corner position and standing on wonderful gardens of c. 0.3 acre, 11 Cairn Hill is a quality detached 4 bedroom family home of immense appeal. Superbly well maintained and presented in excellent condition throughout, the exceedingly bright and spacious interiors offer c 222 sq m (2,390 sq ft) approx. plus a converted Attic room.

Cleverly extended, the accommodation is designed to maximise views over the delightful gardens and the enviable sunny southerly aspect. The well planned layout provides rooms of good dimensions and generous proportions. The 4 Reception rooms are further enhanced by the Conservatory and a large Kitchen/Breakfastroom flooded with natural light.

Cairn Hill is a prestigious low density development of quality homes ideally positioned on leafy Westminster Road within a leisurely stroll of Foxrock Village. This prime family location is within easy access of the N11 (46A QBC), the M50 and the Luas at Carrickmines.

FEATURES

- Private and secluded mature grounds of c. 0.3 acre
- 4 Receptions
- 4 Bedrooms – 2 en suite
- Superb Attic room suit many uses.
- Double glazing throughout
- Attractive ceiling coving and dado rails.
- Decorative radiator covers and recessed lighting
- Car Port with up and over door
- Gas fired central heating
- Illuminated gardens
- Intruder alarm

ACCOMMODATION

Floor Area 222 sq m approx. (2,390 sq ft) approx.

Porch Entrance:

Hall:

with attractive parquet timber floor and decorative radiator cover.

Guest Cloakroom:

suite incorporating pedestal w.h.b. with tiled splash back and w.c. Tiled floor.

Drawingroom: 5.3m x 3.83m (17'5" x 12'7")

With feature bay window, Mahogany open fireplace with tiled inset and granite hearth. Timber floor and dual aspect. Double doors to:

Diningroom: 5.7m x 4.10m (18'8" x 13'5")

with attractive dual aspect. Timber floor and French doors to the gardens.

Double doors with bevelled glass detail to:

Familyroom: 4.10m x 2.77m (13'5" x 9'1")

with triple aspect. Timber floor and decorative radiator covers. Mahogany fireplace with tiled inset and slate hearth.

Conservatory: 4.92m x 2.86m (16'2" x 9'5")

Traditional style with ceiling fan and French doors to patio and gardens.

Kitchen/Breakfastroom: 6.10m x 4.10m (20'0" x 13'5")

Superbly fitted with an extensive range of quality units incorporating work top areas with tiling surround, a stainless steel sink fitted with waste disposal unit, pull out larder, American style fridge/freezer, Belling range cooker, 5 ring ceramic hob and concealed extractor. Plumbed for washing machine and dishwasher. Vented for dryer. Quarry tiled floor. Attractive aspect over the gardens.

Study: 5.46m x 4.21m (17'11 x 13'10")

with timber floor. Mahogany fireplace with granite inset and hearth, fitted with gas coal affect fire.

Attractive staircase to spacious Landing. Hot Press with lagged cylinder fitted with dual immersion.

Master Bedroom 1: 3.8m x 3.30m (12'6" x 10'10")

Double Bedroom with extensive range of fitted wardrobes, vanity unit, bedside tables and overhead storage.

Shower room En Suite: with white suite incorporating power shower, w.h.b. in vanity unit, illuminated mirror door medicine cabinet and w.c. Fully tiled walls and floor.

Bedroom 2: 4.40m x 2.77m (14'5" x 9'1")

Double Bedroom with built-in wardrobes.

Shower room En Suite suite:

incorporating power shower, w.h.b., and w.c. Fully tiled walls and floor.

Bedroom 3: 3.93m x 3.6m (12'11" x 11'10")

Double Bedroom with built-in wardrobes. Views to Killiney Hill.

Bedroom 4: 3.2m x 2.32m (10'6" x 7'7")

Single Bedroom with fitted wardrobes.

Bathroom: 2.5m x 1.9m (8'2" x 6'3")

White suite incorporating bath with shower attachment, w.h.b., in vanity unit, illuminated mirror and w.c. Fully tiled walls and floor.

Stairs to Attic Room: 4.5m x 3.9m (14'9" x 12'10")

Spacious room with velux. Lovely views of Dublin Bay and Killiney Hill. Extensive under eaves storage.

GARDENS

The gardens are a particular feature of this high quality home. Commanding the prime position within Cairn Hill, the gardens extend to c. 0.3 of an acre and enjoy a private and sunny southerly aspect.

To the front there is generous front of house parking for 3 cars. The car port and side entrance lead to the wonderful rear gardens laid out with extensive lawns, raised flower beds, a cobblelock patio together with a generous sun deck overlooking the delightful pond and water feature.

The boundaries are planted with lush trees, shrubs and hedging.

BER DETAILS

BER D1

BER No. 111263166

Energy Performance Indicator: 243.21 kWh/m²/yr

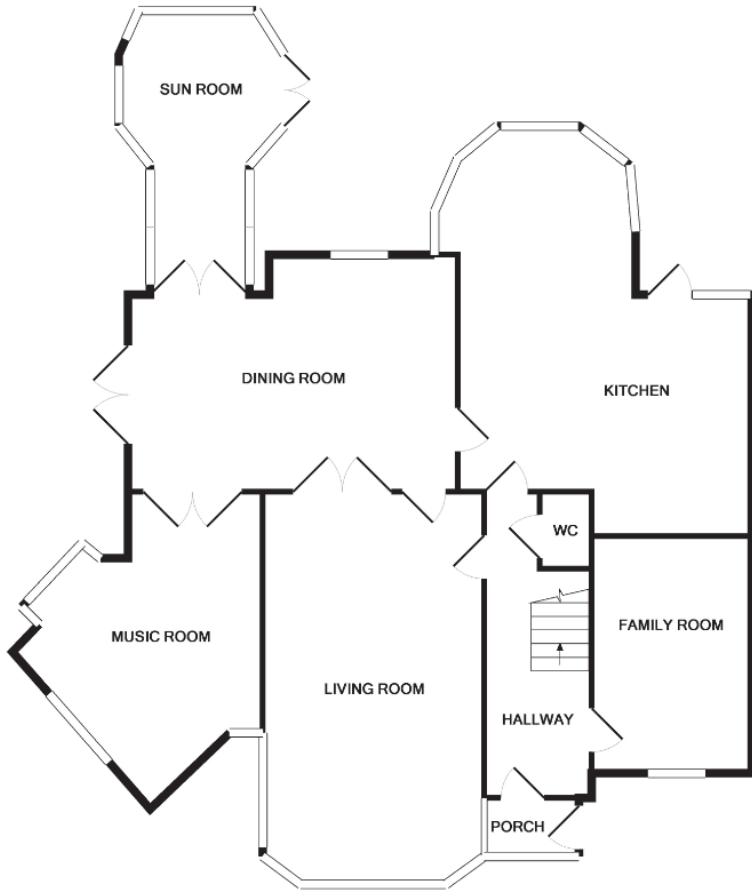
VIEWING HIGHLY RECOMMENDED







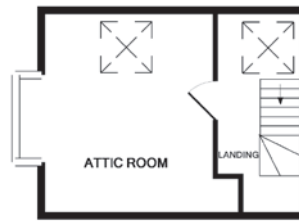
FLOOR PLANS



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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