

FOR SALE BY PRIVATE TREATY

No. 5 Cairnbrook, Carrickmines, Co. Dublin

5 Bedroom Luxury Home - 281sq.m (3,025sq.ft)



SALES AGENTS



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There are only a small number of enviable addresses in Dublin that can boast a perfect location combined with superb local amenities. One of the few to make this desirable list is Cairnbrook, in Carrickmines. Cairnbrook is an exclusive development of detached houses and large apartments set in spacious and superbly landscaped grounds. Entering through the impressive standing stones at the gate, leads you onto a tree-lined drive which invites you to rediscover the grandeur and allure of old world Foxrock within a small, private enclave.



LOCATION

Located in the heart of Carrickmines, Cairnbrook combines the attractions of a peaceful sanctuary with the perfect base from which to seek year round entertainment out doors. Nestled between the Wicklow mountains and the Irish Sea, it offers residents easy access to some of the finest recreation the area has to offer, from golf to yachting and tennis, to fine dining - and all within 10-minute drive from its magnificent gates.

The Luas Stop at Ballyogan Road is within a few minutes walk. The Park at Carrickmines is located on the opposite side of the Glenamuck Road providing a host of shopping and recreational facilities.



DESCRIPTION

No. 5 Cairnbrook is a modern five bed detached house which extends to 281sq.m (3,025sq.ft) over two stories. The house comprises of three reception rooms, an extremely large kitchen/dining/living room and five bedrooms (three of which are ensuite).

This spacious home is a statement of contemporary living, designed with style, functionality and versatility in mind.

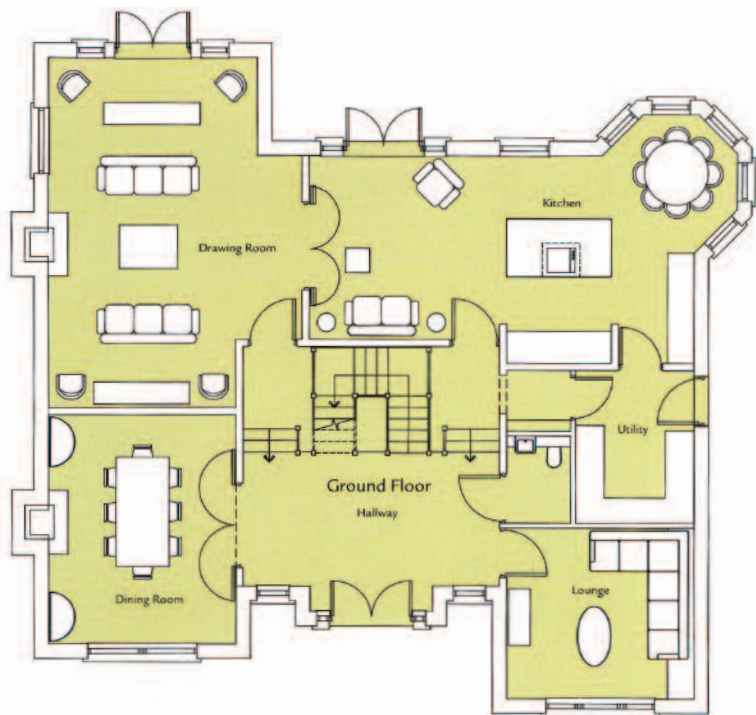


FEATURES

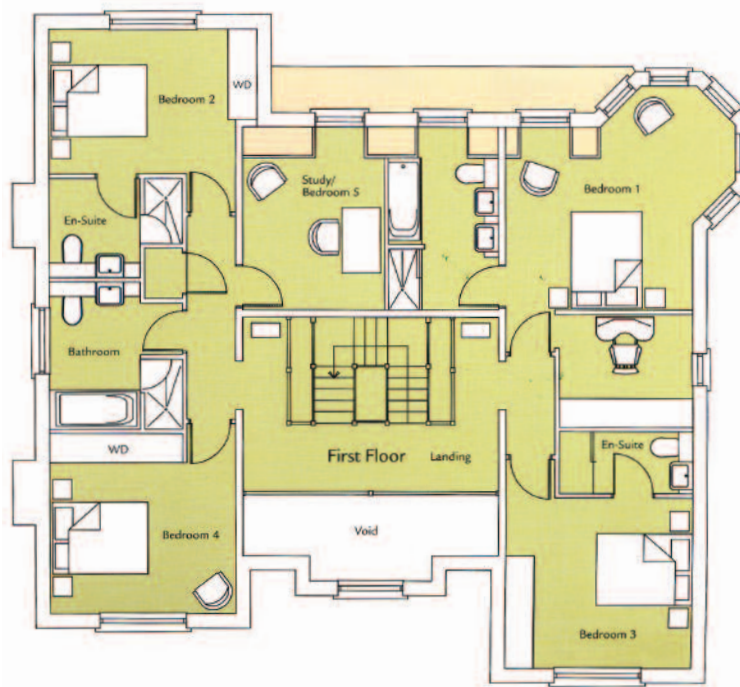
- Bob Bushell custom designed luxurious fitted kitchen by Allmilno with Noka coloured quartz compac worktop with under-mounted sink and taps by Blanco
- Integrated Siemens appliances including oven, hob, extractor, dishwasher, fridge freezer and washer dryer, stainless steel oven and ceramic hob
- Porcelanosa kitchen ceramic floor and wall tiles
- High quality sanitary ware in bathrooms and ensuites designed by Philippe Starke complemented by Dornbracht tape and Grohe showers
- Natural gas central heating
- Polished limestone fireplace in the living room & dining room
- Fitted with smoke alarms
- Extra high ceiling heights throughout
- Decorative ceiling cornices in main rooms
- Luxurious fitted wardrobes in all bedrooms with ample hanging and shelving space
- Telephone and high speed broadband internet connections to each room
- Cable and digital TV connections in all rooms

The bespoke interior includes an inspirational kitchen fitted with Moka- coloured Quartz Compac worktops and quality Siemens appliances. The comforts of modern living are continued throughout, with honed solid stone-finished fireplaces, spacious bedrooms with generous and well proportioned, fitted wardrobes and luxurious bathrooms using quality tiling, Grohe showers, Dornbracht brassware and Duravit sanitary ware designed by Philippe Stark.

FLOORPLANS



Ground floorplan



First floorplan

Floorplans for indicative purpose only.

BER DETAILS

BER **B3**

VIEWING INFORMATION

Strictly by appointment with the sole selling agents.

CONTACT

For more information and inspection, please contact **Bryan Molloy** at Kelly Walsh Property Advisors & Agents.
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