

BER B1



DUBLIN 18

Aldington, Hainault Road, Foxrock

Lisney

01-638 2700

Aldington is a magnificent recently constructed family home located on one of the finest roads in South Dublin and in the heart of Foxrock. The home extends to 464 sqm (5,000 sqft) and includes magnificent and practical accommodation laid out over three levels with concrete floors throughout. Insulation was of upmost importance during the build and therefore this large family home is extremely efficient with zoned heating at each level and benefits from a BER rating of B1. To complement the property, there is a south facing secluded rear garden and the entire stands on approximately 0.21 acres.

This important residence is exceptionally well located approximately 12km from St. Stephen's Green, and within a short stroll to Foxrock Village. A deservedly popular residential location due to its close proximity to numerous recreational amenities including both Carrickmines and Foxrock Golf Clubs, Carrickmines Lawn Tennis Club, Leopardstown Racecourse together with the West Wood health and fitness centre. Also close at hand is the Stillorgan Road and the Stillorgan QBC, the M50 provides ease of access to all points north, south east and west. The Luas at Sandyford and Carrickmines is only a short drive away and provides easy access to Dublin city centre and Dundrum Shopping Centre.

Features

- South facing rear garden and patio
- Superb level of construction to include concrete flooring throughout
- Excellent off street parking to the front
- Floor area approximately 464 sqm (5,000 sqft)
- Full red brick exterior
- Underfloor heating throughout
- Double glazed sash windows
- Magnificent Christoff hand painted kitchen
- Attractive ceiling, cornicing and centre rose in all principal rooms
- Bathrooms with fully tiled walls and flooring, the majority in Italian porcelain tiles



Accommodation

ENTRANCE HALLWAY: 7.5m x 2.35m (24'7" x 7'9") with mahogany hall door and leaded panels, Italian porcelain tiled floor and magnificent mahogany staircase.

DRAWING ROOM: 6.4m x 4.2m (21' x 13'9") with very fine marble chimney piece and Waterford Stanley stove.

DINING ROOM: 5.8m x 5.42m (19' x 17'9") with marble chimney piece and Waterford Stanley stove.

FAMILY ROOM: 4.47m x 4.2m (14'8" x 13'9") with attractive fireplace and quartz chimney piece, Waterford Stanley stove, french doors to patio and magnificent rear garden.

KITCHEN DINING ROOM: 10.25m x 6.85m (33'8" x 22'6") hand painted wall and floor units by Christoff with fully integrated range of Neff appliances and an Elan rangemaster gas / electric range, range master fridge freezer, Neff dishwasher, solid granite work surfaces, large centre island with polished granite top, further undercounter freezers, two superbly fitted larder units, two sink units, south facing windows and French doors overlooking extensive patio and rear garden. Black Italian porcelain tiled floor.

UTILITY ROOM: 2.6m x 2.2m (8'6" x 7'3") with wall and floor presses by Christoff, Neff washer and Neff dryer and polished granite work surface and resessed sink unit.

OFFICE: 2.9m x 2.7m (9'6" x 8'10") fully fitted walnut Christoff units, including shelving and desks.

DOWNSTAIRS WC: 2.1m x 1.4m (6'11" x 4'7") with w.c., w.h.b. in stone worktop, painted storage presses and timber wainscoting.

CLOAKROOM: panelled in American oak with tiled flooring.

COMMS ROOM: panelled in American oak, ceiling controls for TV, telephone, ESB and under floor heating.

MAGNIFICENT STAIRCASE LEADS TO THE UPPER FLOORS

MASTER BEDROOM: 10.2m x 6.7m (33'6" x 22') to include dressing room and en suite.

DRESSING ROOM: with walnut units by Christoff, hanging units, chest of drawers and shelving.

EN SUITE BATHROOM: with double shower, pair of vanity w.h.b with stone surround in Christoff unit, w.c., heated towel rail, pair of storage units, fully tiled walls and floor with polished Italian porcelain tiles.

BEDROOM 2: 5.5m x 4.2m (18'1" x 13'9") with large bay window overlooking front and door leading to

DRESSING ROOM: with fully fitted range of Christoff walnut units.

EN SUITE BATHROOM: Italian porcelain tiles to walls and floor, large double shower, pedestal w.h.b, w.c and heated towel rail.

BEDROOM 3: 5.3m x 5.42m (17'5" x 17'9") with large bay window and extensive fitted wardrobes.

EN SUITE BATHROOM: fully tiled walls and floor, double shower, w.c., pedestal w.h.b; and heated towel rail.

BEDROOM 4: 4.45m x 3.4m (14'7" x 11'2") with Christoff wardrobes incorporating fitted desk and shelving.

EN SUITE BATHROOM: with fully tiled walls and floor, double shower, w.c., pedestal w.h.b and heated towel rail.

FAMILY BATHROOM: 2.85m x 1.8m (9'4" x 5'11") with bath, w.c., pedestal w.h.b. heated towel rail, fully tiled walls and floors.

STAIRCASE LEADS TO SECOND FLOOR

BEDROOM 5: 4.3m x 5.2m (14'1" x 17'1") with dressing room fully fitted in American oak.

SHOWER ROOM: with step in shower, w.c., w.h.b, heated towel rail, fully tiled walls and floor.

PLAYROOM/GYM: 7.15m x 5.75m (23'5" x 18'10") with range of Velux roof lights and sash window, extensive eaves storage.

OUTSIDE

To the front of the property there are electronic gates leading to a large cobble lock driveway providing ample off street parking together with side access.

To the rear the garden enjoys a large granite patio with steps leading to a magnificent south facing lawned garden with mature pine trees. There is also a block built garden room with hand painted wall and floor units, granite work surface and sink, part tiled walls and tiled floor.



Lisney

BER INFORMATION

BER: B1.

BER No: 100951839.

EPI: 83.98 kWh/m²/yr.

OFFICES (SALES/LETTING)

103 Upper Leeson Street,
Dublin 4.

Tel: 01 638 2700

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Tel: 01 884 0700

11 Main Street,
Dundrum, Dublin 14.

Tel: 01 513 2727

106 Lower George's Street,
Dun Laoghaire, Co. Dublin.

Tel: 01 280 6820

Terenure Cross,
Dublin 6.

Tel: 01 492 4670

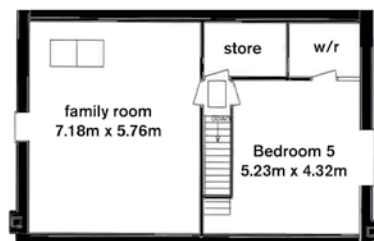
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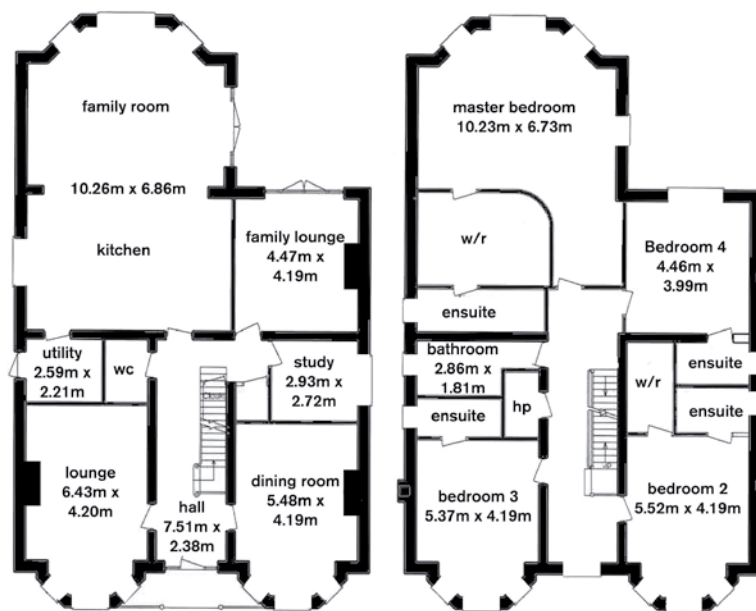
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FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



PSRA No: 001848

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