

Hamptons

INTERNATIONAL



1 Coolgraney, Clonskeagh, Dublin 14, D14C7N8

5  4  4 

GUIDE PRICE


£1,400,000

(€1,595,000)

Property details



Attributes

-  **Private parking**
-  **Garden**

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Description

5 bedroom house for sale DNG is proud to present this superbly presented, substantial detached family home to the market extending to approximately 249sq.m/2,680sq.ft. Ideally situated in this small exclusive, much sought after family friendly gated development in the heart of Clonskeagh. This residence has been tastefully extended in recent years, adding a contemporary ambience. Upon entering the property, one is instantly impressed by the exacting interiors, combining fresh, neutral colour tones with an exceptionally comfortable and homely atmosphere. A spacious entrance hallway with guest w.c. leads the graciously proportioned living room and playroom to the front complimented by the stunning open plan kitchen/dining/family room which spans the rear of the property boasting a ultra-modern streamlined kitchen with quality fitted appliances, quartz worktops, feature centre island and separate utility room. Concertina doors leads out to the most appealing sunny south facing landscaped rear garden enjoying a truly tranquil sylvan setting, comprising of a lawn, bordered by a paved patio, richly stocked raised flowerbeds planted with a variety of shrubs, plants and trees and a covered side entrance offering ample storage which in turn leads out to the cobble lock front garden providing off street parking. On the first floor, there are four spacious double bedrooms (1 ensuite), family bathroom and a master suite comprising of a bedroom, walk-in wardrobe and ensuite shower room. A staircase leads from this level up to an exceptionally spacious attic room with ample under-eaves storage. Coolgraney is ideally situated in this much sought-after location serviced by excellent transport links including several bus routes and within close proximity of the LUAS, the N11 and M50 are a short drive away which makes this property ideal for those who like to easily access the city centre, surrounding area and national road network. Excellent Junior and secondary schools abound within the locality including St. Killian's German School, Gonzaga College, Muckross Park, Alexandra College, Sandyford Park, Colaiste Eoin, Colaiste Iosagain and Mount Anville to name a few. UCD is a short walk away and other third level colleges are within easy reach. Clonskeagh is widely regarded as one of South Dublin's much sought after addresses, boasting a variety of local amenities including a wide selection of local shopping centres, specialist shops, cafes, restaurants, bars and various recreational facilities including numerous sports clubs and public parks. Dundrum Town Centre, Ranelagh and Milltown are also close by. The location is ideal with every conceivable amenity on your doorstep. Viewing is highly recommended to fully appreciate all this wonderful property has to offer.

Entrance Hall 5.41m x 2m Porcelain tiled flooring, recessed lighting, digital alarm panel. Living Room 7.32m x 3.4m Marble fireplace with open fire, bay window, recessed lighting, hardwood flooring, t.v. point. Playroom 4.55m x 2.79m Wood burning stove, bespoke recessed wall to wall storage cabinets and shelving, t.v. point, porcelain tiled flooring. Open plan Family/Dining/Kitchen 8.39m x 6.51m Porcelain tiled flooring, floating t.v. cabinet, t.v. point, recessed lighting, door to patio and garden. Kitchen/Dining Streamlined modern fitted kitchen, quartz worktop, integrated sink unit, quality Miele fitted appliances including 4 ring induction hob, extractor fan over, double oven, microwave, full length fridge and freezer, dishwasher. Feature centre island, porcelain tiled flooring, recessed lighting, concertina doors to patio and garden. Utility Room 2.42m x 1.84m Fitted units, stainless steel sink unit, plumbed for washing machine and tumble dryer, gas fired central heating boiler, porcelain tiled flooring, door to side. Guest W.C. W.C. wash hand basin, tiled splashback, mirror and shelf over, recessed lighting, porcelain tiled flooring. Landing With central staircase, hotpress with shelving. Master/Bedroom 1 4.8m x 3.4m Bay window, hardwood flooring, ceiling coving, centre rose, t.v. point. Door to... Ensuite 1.81m x 1.69m Step-in tiled shower unit, w.c., pedestal wash hand basin, fitted shelf and mirror over, ceiling coving, recessed lighting, extractor fan, fully tiled walls, tiled flooring. Walk-in wardrobe 2.38m x 1.69m Fully fitted with hanging space, shelving and drawers, hardwood flooring, recessed lighting. Bedroom 2 4.89m x 3.13m Ceiling coving, centre rose, hardwood flooring. Door to... Ensuite 2.37m x 1.74m Step-in tiled shower unit, w.c., pedestal wash hand basin, fitted shelf and mirror over, ceiling coving, recessed lighting, extractor fan, fully tiled walls, tiled flooring. Bedroom 3 3.3m x 3.02m Built-in wardrobes, hardwood flooring. Bedroom 4 3.02m x 2.35m Hardwood flooring. Bedroom 5 4.1m x 2.74m Built-in wardrobes, hardwood flooring. Bathroom 2.75m x 1.85m Bath with shower over, w.c., pedestal wash hand basin, fitted shelf and mirror over, ceiling coving, recessed lighting, fully tiled walls, tiled flooring. Attic Room 8.4m x 5.78m Hardwood flooring, recessed lighting, ample undereaves storage.













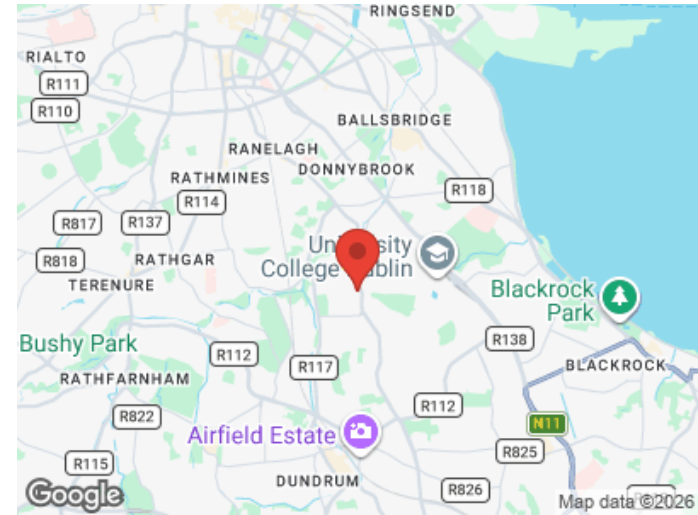
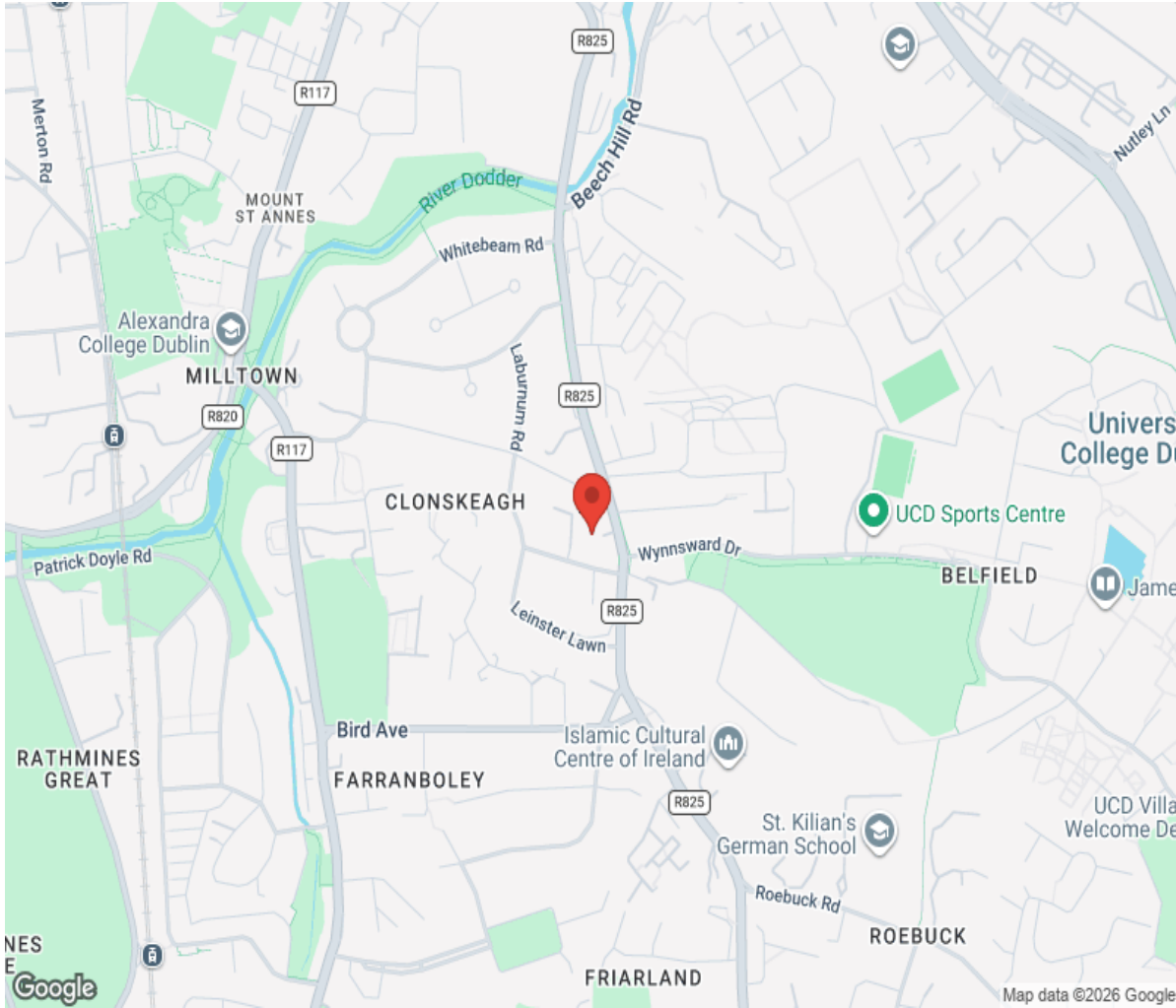








Location



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