

Hamptons

INTERNATIONAL



11 Glencarraig, Brides Glen Road, Rathmicheal, Dublin 18, D18YDC6

5  4  3 

GUIDE PRICE

£1,240,000

(€1,425,000)

Property details



Attributes

-  Private parking
-  With land
-  Garden

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Description

5 bedroom house for sale Discover the epitome of refined living in this exclusive residence, a sprawling 300sqm sanctuary designed by the acclaimed Paul Duignan & Associates. Occupying an elevated, picturesque setting at the end of a small enclave, this home offers breathtaking views over the treetops of Brides Glen Valley, perfectly capturing the essence of luxurious living equal distance from the mountains and the sea. From the moment you step inside, the home's exceptional build quality and tasteful décor are on full display, creating an atmosphere of immediate warmth and sophistication. The ground floor serves as the heart of the home, where light-filled interiors flow seamlessly from one room to the next. The front facing reception room features bespoke cabinetry and an impressive Optimyst fire, perfect for elegant evenings. Double doors lead to the expansive kitchen and dining area, which boasts a hand-crafted Newcastle Design kitchen and a bespoke large central island with breakfast bar. This space is designed for both busy family mornings and grand-scale entertaining, with oversized doors that open onto a large south facing patio, inviting the outside in. The upper floors are dedicated to rest and rejuvenation, anchored by a magnificent dual-aspect main suite on the second level. This private retreat is complete with a dedicated dressing room, a large ensuite bathroom, and stunning mountain vistas that provide a serene start to every day. Throughout the home, four additional generous double bedrooms (one with ensuite) and an excellent bathroom ensure that every family member or guest enjoys an uncompromising standard of comfort and style. The outdoor spaces are a marvel, further enhancing the property's picturesque setting. Again the end of the enclave setting facing the sun to the rear overlooking acres of wooded areas allows you to forget just how close the city centre is. The meticulously stocked front and rear gardens feature specimen trees and vibrant herbaceous borders that provide year-round beauty. With a coveted south-facing orientation, the rear garden acts as a sun-drenched oasis, offering a peaceful sanctuary for alfresco dining or quiet reflection amidst nature. Positioned in a highly sought-after South Dublin enclave, the property offers a convenient location on the edge of the suburbs. Residents can enjoy the charm of nearby trendy eateries such as nearby Whelehans, or explore the natural beauty of The Lead Mines or Rathmichael Wood. For the modern professional, seamless connectivity is guaranteed via the Green Line Luas literally a couple of minutes walk away or the DART in nearby Shankill, and easy access to the M50 and N11, while discerning parents will appreciate the proximity to the region's most prestigious primary and secondary schools with John Scotis & St Gerard's two of the nearest. Hall 6m x 2m Spacious and inviting entrance hallway with accommodation off and stairs to first floor level. Timber floors. Understairs storage. Ceiling cornice. Guest Cloaks 2.1m x 1.6m With toilet and wash hand basin. Tiled floor. Window. Living Room 5.9m x 4.1m Front facing reception room with Bay type window overlooking the gardens. Optimyst fire, timber floors, TV point and double doors leading to the family area. Ceiling cornice. Playroom / Sitting Room 4m x 3.6m Front facing reception room, ideal as a sitting room, kids play room or large home office. Cornicing to ceiling. Kitchen / Dining / Family Room 10m x 6.15m Very large open plan area, set to the rear of the property, enjoying a south facing orientation so filled with natural light and overlooked only by the birds in the treetops of the Brides Glen Valley, providing a dawn chorus every day. This wonderful area within the home is ideal for the family to gather. The Brogan Jordan bespoke kitchen is set around an oversized central island with breakfast bar. There are numerous floor and eye level fitted units, integrated appliances and a large entertaining area to the right. There are tiled floors and a twin set of large sliding doors open into the most secluded rear garden which captures all day sun. Wood burning stove. Twin velux roof windows drench the area in natural light. Electric blinds on the rear windows. Utility Room Set off the kitchen area this room provides the ideal back up to the fitted kitchen providing a secondary sink area together with floor and eye level fitted storage units and access to the side garden. This room is complemented by a clever laundry room at first floor level. Tiled floor and splashback. Landing Area 5.8m x 4m Large landing area with accommodation off. Laundry room. Stairs to second floor above. Bedroom 2 5.95m x 4.1m Large double bedroom overlooking the front gardens with an ensuite off. Walk-in dressing room off. Ensuite 2m x 2m Bedroom 3 4.9m x 4.1m Rear facing double bedroom overlooking the woodlands behind. Fitted wardrobes. Bedroom 4 3.5m x 3.45m Rear facing double bedroom with excellent views, and fitted wardrobes. Bathroom 3.5m x 2.3m Bath, separate shower, toilet and wash hand basin. Tiled. Window. Chrome heated towel rail. Landing 3.9m x 2.2m Second floor landing area with accommodation off. Home Office Currently being used as a child's room with front facing dormer window. Under-eaves storage. Bedroom 5 4m x 3.75m Front facing double bedroom overlooking the garden. Fitted wardrobes. Laundry Plumbed for a washing machine and dryer. Bedroom 1 6m x 4.1m Very large principal bedroom with under eaves storage, TV point, walk-in wardrobe and

separate dressing room and ensuite off. Walk-in Wardrobe 2.3m x 1.8m Dressing Room 4.1m x 3.3m Front facing dressing room with fitted wardrobe space. Ensuite 3.9m x 3.5m Gorgeous ensuite shower room with shower, toilet and his & hers wash hand basins. Tiled. Hotpress off Outside One of the largest front gardens in the enclave due to its location at the end, this has a large pebbled forecourt with ample off street parking (electric car charger), together with plants, trees and shrubs. A gated side entrance, wider than neighbouring homes, opens into an impressive rear garden, designed with entertainment, family and ease of maintenance in mind. Paved patio areas, sunken dining areas and green astroturf are all complemented by the amazing surrounds. A Barna shed provides dry storage. Sunken trampoline.

















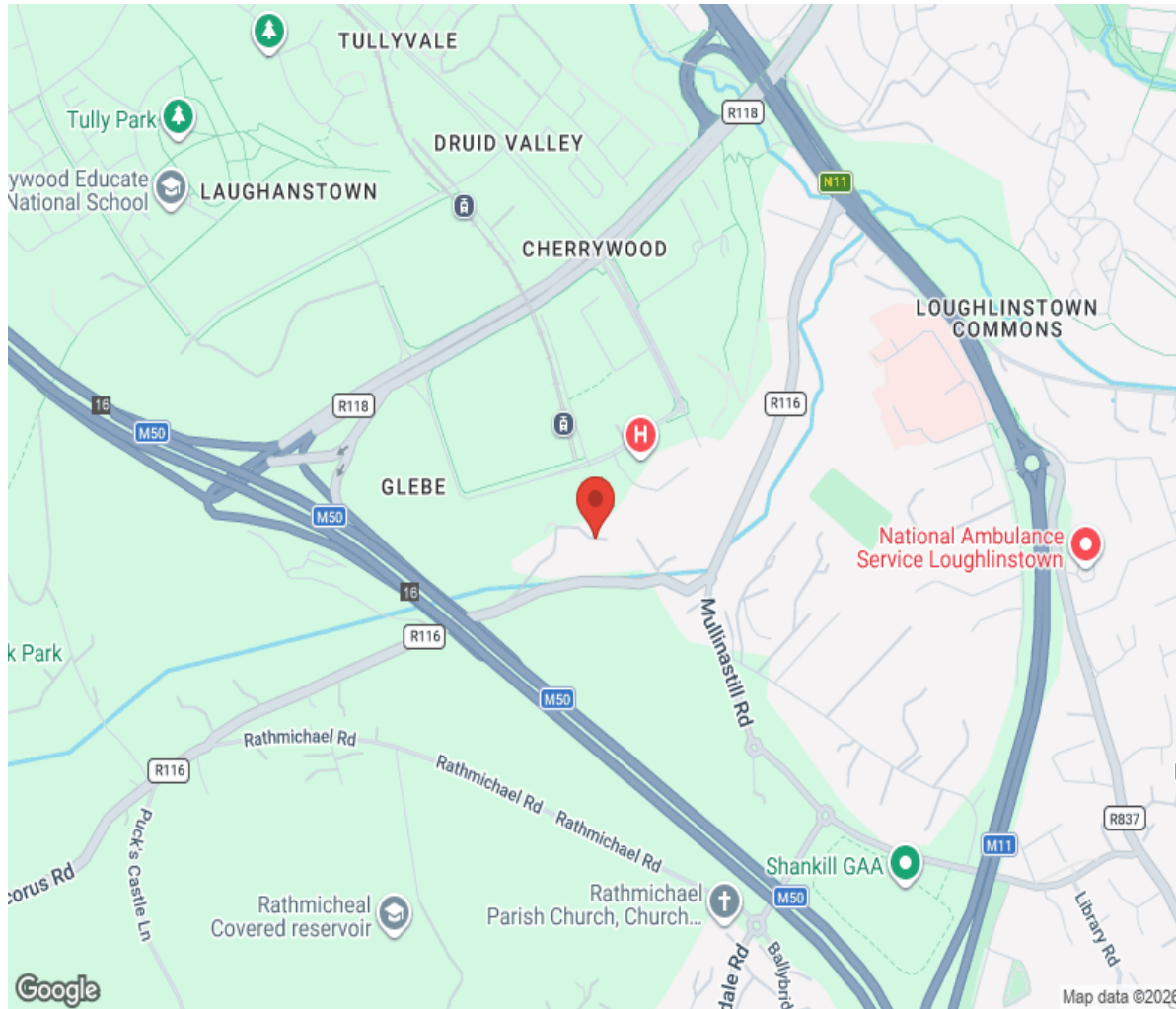




Floor plan



Location



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