

NENDRUM

Knocksinna, Foxrock, Dublin 18

FOR SALE



BER C2

NENDRUM

Nendrum is a beautifully presented 5 bedroomed detached home, built in 1930's, previously renovated and extended, measuring approximately 464sq.m / 5000sq.ft, laid out over two floors on 0.35 acre of mature landscaped gardens, nestled at the end of this quite cul de sac on the perimeter of Foxrock golf club, just stone's throw from the N11.









NENDRUM

The property is entered via double electric gates into the front garden, laid out in decorative gravel and landscaped borders, providing parking for up to 5 cars. The entrance is positioned at the side of the property, a glazed halldoor leads into a large welcoming reception hallway, with feature fireplace, and solid wide plank oak floor runs throughout. French doors lead into the drawing room with large windows overlooking the garden, from here a further set of french doors lead into a stunning conservatory with a feature gas fireplace, tiled marble floor run through this space with picture views over the landscaped sunny rear garden and patio area. The kitchen is fully fitted with various wall and floor units and integrated appliances, finished in solid wood and polished granite countertop. The neutral colour tones reflect the light from the overhead skylight. Double French doors allow access to the rear the garden and patio area. Off the kitchen is an all-important utility room. There is a separate formal dining room interconnecting with a sitting room, with fireplace.









ACCOMMODATION

A spacious study with bespoke shelving is also on this level, while a guest bathroom with shower completes the accommodation on the ground floor. There are 5 double bedrooms on the first floor, 4 of which are en-suite, all leading off a bright and airy landing. The main bedroom is situated to the front of the house, has plenty of built in mirrored sliding wardrobes, several Velux windows and a balcony, contributing to the light filled space - a spacious well-appointed en-suite adjoins. The second bedroom also enjoys a balcony overlooking the rear garden. A separate family bathroom is also on this level.







GARDENS & LOCATION

Outside, the rear garden is beautifully landscaped and laid out in sections, partitioned by high hedging with various patio areas to enjoy morning coffee or entertaining under a shaded pergola. A purpose-built summer room is situated at the rear of the garden, perfect for home studio or gym, two further sheds are screened from view for storage.

Knocksinna is a tree-lined cul de sac of substantial homes close to the charming village of Foxrock, positioned just off the N11. Nearby Foxrock has a selection of popular eateries, restaurants

and specialist food shops serving this upmarket suburb. For more extensive shopping facilities Dunnes Stores at Cornelscourt and the Park Retail Centre are close by. Foxrock Golf Club is adjacent while Carrickmines Croquet and Lawn Tennis Club as well as Cabinteely Park with its 96 acres of parkland and large children's playground is also nearby.

An excellent selection of schools are in the vicinity to include Hollypark Boys and Girls National School, St. Brigid's Boys and Girls National School and many of South County Dublin's Secondary Schools to include Blackrock

College, Mount Anville, Loreto Foxrock and St. Andrew's College.

LOCATION MAP

Click below to view the location map for Nendrum



PROPERTY DETAILS

FEATURES

- Double Glazing
- Top of the range fixtures & fittings
- Gas fired central heating
- Alarm
- Sunny landscaped garden
- Garden Room



SIZE

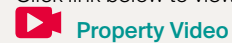
464 sq. m / 5,000 sq. ft. Approx.

BER

BER: C2 | BER No: 108847427 | Energy Performance Indicator: 198.83 kWh/m²/yr

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

CONTACT



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THINKING OF SELLING?

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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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