



Cullenagh

Stoney Road, Dundrum, Dublin 14

Lisney

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INTERNATIONAL REALTY



Cullenagh, Stoney Road, Dundrum, Dublin 14

Features

- Elegant detached two-storey residence with timeless charm and character extending to approximately 318 sqm (3,427 sqft) of well-proportioned accommodation.
- Elevated position offering privacy and natural sunlight throughout the day
- Two interconnecting reception rooms with bay windows and open fireplaces
- Beautifully appointed kitchen with bespoke fitted cabinetry opening into a generous breakfast room opening onto sunny patio area ideal for al fresco dining
- Five spacious bedrooms, two with ensuite bathrooms
- Luxurious main family bathroom with high-end finishes
- Additional home office/gym with ample eaves storage
- Electric gated entrance with cobble lock driveway and ample parking
- Detached garden room currently used as a golfer's retreat, offering multiple potential uses

Nestled on Dundrum's most prestigious and highly convenient road, Cullenagh offers a wonderful, detached family residence of unparalleled charm and character. This magnificent two-storey home, occupying an elevated position on Stoney Road, boasts spacious accommodation extending to approximately 318sqm (3427sqft) thoughtfully designed to blend the elegance of its era with every day modern comfort and complemented by wonderful lawned private gardens.

Greeted by a welcoming reception hall with understairs storage and guest facilities. Benefitting from two most impressive interconnecting reception rooms perfect for entertaining, currently in use as a drawing room and dining room with bay windows to the front and side, complete with magnificent open fireplaces and many period features of its era. A further gracious reception room at this level provides a cozier family room. A small flight of stairs leads to the office / den with views out to the raised gardens beyond. The kitchen is wonderfully appointed with a bespoke fitted cupboard, opening into the generous breakfast room. The breakfast area overlooks the patio which is ideal for 'Al Fresco' dining, surrounded with evergreen hedging offering a large degree of privacy providing a sunny orientation from its elevated position. There are five superbly appointed spacious bedrooms with two benefitting from ensuite bathrooms facilities. The luxurious family bathroom is fitted to a very high standard of finish in keeping with the rest of the house. A further home office / gym is perfectly positioned in a quiet part of the house with plenty of eave's storage. To the front the electric gated entrance leads to ample parking on a low maintenance cobble lock drive. The beautiful planted mature gardens stand on approximately 1/3rd of an acre enclosed with hedging and offering immense privacy and seclusion whilst bathed in natural sunlight throughout the day. Planted with wonderful mature trees and shrubs, the raised lawn sits above an Indian sandstone paved patio area outside the kitchen. Tucked away behind four outhouses providing storage is the detached garden room, currently in use as a golfer's haven, with many potential uses.

Stoney Road is a mature and highly desired residential road. The area is surrounded by a fantastic selection of excellent primary and secondary schools and college facilities with St Killian's, Mount Anville and Wesley College all within walking distance. University College Dublin is on the doorstep and Trinity College easily accessible by Luas. The area is very well serviced with leisure amenities to include Marlay Park and the Dublin Mountain walks are a short drive away. The wonderful Airfield Estate and gardens are only a few minutes' walk from this property and is a hidden gem with farm to table movement on display. Dundrum town centre needs little introduction on its offerings and includes Dundrum Cinema and The Mill Theatre all a short stroll down the hill. A wonderful array of eateries for wining and dining. Every taste is catered for from The Port House Iberico with their range of tapas, Siam Thai, Jamie's Italian and many more. Dublin international airport is easy accessed via the nearby M50 motorway and St. Stephens Green is within a twenty-minute drive.





Accommodation

Entrance Porch: 1.5m x 2.1m (4'11" x 6'11") sunken mat, attractive tiled floor, ceiling coving, very fine stained-glass door leading to

Hall: 2.1m x 8.6m (6'11" x 28'3") ceiling coving, centre rose, door leading to

Drawing Room: 4.8m x 5.5m (15'9" x 18'1") magnificent bay window overlooking the front, bay to the side, very fine marble fireplace with cast iron inset with tiling, slate hearth, gas coal effect fire, very fine folding doors leading to

Dining Room: 4.8m x 4.8m (15'9" x 15'9") ceiling coving, centre rose, bay window to side, attractive timber fireplace with cast iron and tiled inset, tiled hearth, gas coal effect fire

Living Room: 4.5m x 5.5m (14'9" x 18'1") sliding sash picture window overlooking front, a very fine timber fireplace with marble hearth, marble surround and solid fuel stove, ceiling coving and decorative centre rose

Study: 3.0m x 5.7m (9'10"x 18'8") attractive solid timber flooring, patio doors to rear garden, vaulted ceiling, Velux rooflights, windows overlooking rear garden

WC: comprising pedestal wash hand basin, wc, tiled floor

Kitchen / Breakfast Room: 4.4m x 7.7m (14'5" x 25'3") fitted with a range of overhead press and drawer units, dual Belfast sink units, very fine electric modern Aga, hidden pantry cupboard, integrated wine fridge, integrated freezer, Miele integrated dishwasher, very fine Silestone worktops, Silestone backsplash, Extractor fan over the Aga, wide plank walnut timber flooring, sliding sash window to the side, dining area, timber panelling, built-in cabinetry, double doors to the rear garden

Utility Room: plumbed for washing machine and dryer, built-in cabinetry, window overlooking rear

Bedroom 5: 4.5m x 4.4m (14'9" x 14'5") excellent range of built-in fitted wardrobes, sliding sash window to the side, door leading to a very fine

Ensuite Bathroom: 3.0m x 3.0m (9'10" x 9'10") comprising cabinet whb, wc, shower unit, windows to side and rear

Bedroom 4: floor to ceiling built-in wardrobes, window overlooking rear, door to

Ensuite Bathroom: comprising pedestal wash hand basin, wc, shower unit, tiled floor, part tiled walls

Bedroom 2: 4.8m x 4.9m (15'9" x 16'1") excellent range of built-in fitted wardrobes, lovely dual aspect room with window to side with view to Dublin mountains, window to rear, door to

Ensuite Bathroom: comprising pedestal wash hand basin, wc, corner shower, medicine cabinet, heated towel rail, tiled floor, part tiled walls

Main Bedroom: 4.8m x 5.6m (15'9" x 18'4") dual aspect windows to side and front, very fine timber fireplace with cast iron surround, tiled inset, tiled hearth, gas coal effect fire, door to



Ensuite Bathroom: 2.6m x 4m (8'6" x 13'1") comprises claw foot, roll top cast iron bath, corner shower, cabinet wash hand basin, wc, window to front, recessed lighting, vaulted ceiling

Bedroom 3: 4.5m x 5.4m (14'9" x 17'9") excellent range of built-in fitted wardrobes, very fine marble fireplace with cast iron inset, tiled hearth, open fire, sliding sash window to front

Landing: with ceiling coving, centre rose, feature stained glass window, steps leading to

Gym / Study: 4.3m x 4.5m (14'1" x 14'9") with two Velux rooflights

Garden

Seomra Style Room: 4m x 6m (13'1" x 19'8") currently used as a golf simulator, heated with cat 6 internet

BER Information

BER: Exempt

Eircode

D14 X0V8





OFFICES

29 Dunville Avenue,
Ranelagh, Dublin 6, D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

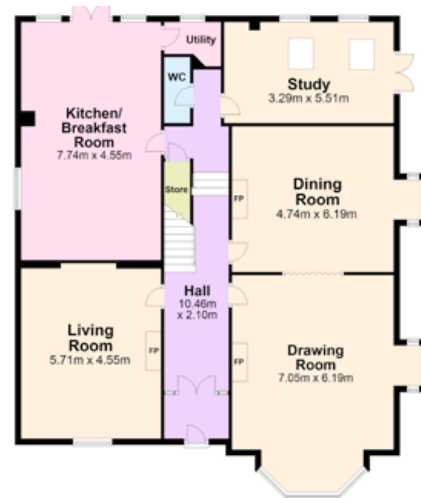
1 South Mall,
Cork, T12 CCN3
T: 021 427 8500



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FLOOR PLANS Not to scale - for identification purpose only.

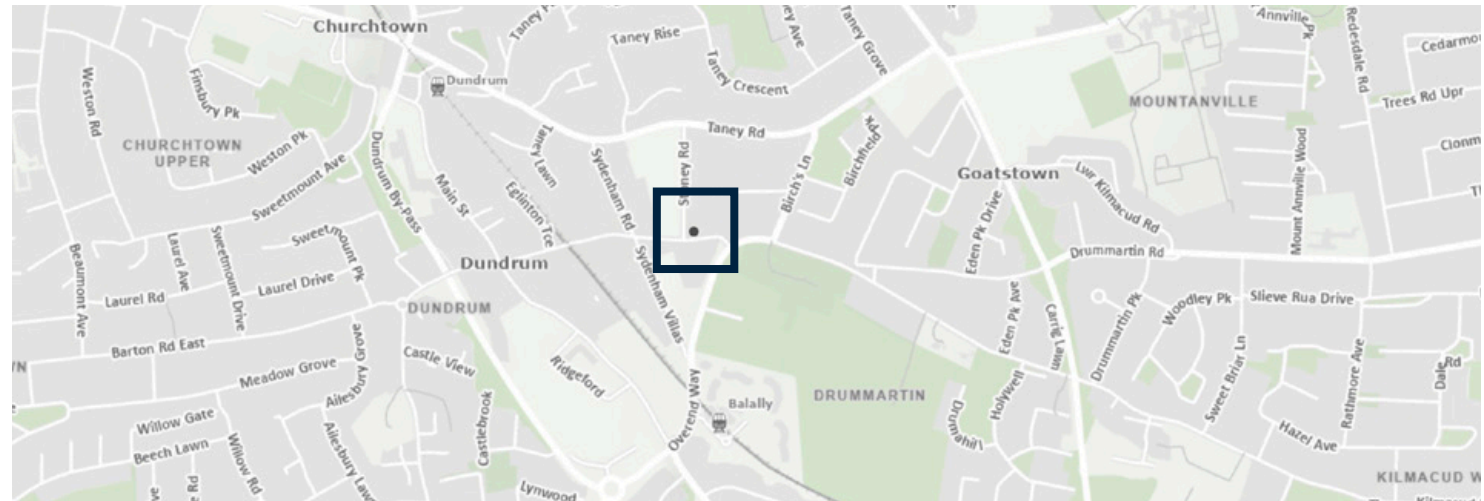
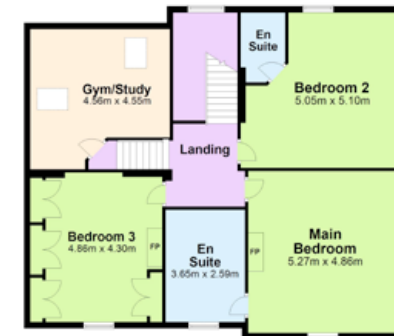
Ground Floor



First Floor



Second Floor



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