



San Quirico

8 The Coppins, Brighton Road, Foxrock, Dublin 18

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San Quirico, 8 The Coppins is a wonderful opportunity to acquire a modern detached residence in a choice location, just off Brighton Road. The property is a splendid beautifully presented home offering excellent family accommodation of approximately 210 sq.m. (2,260 sq.ft.) with a further 85 sq.m. (915 sq.ft.) in the converted attic. There is an immediate impact of space upon entering this wonderful home with its tall ceilings, elegant reception rooms and superb newly fitted kitchen.

This striking double fronted detached family home offers a lifestyle of sophisticated living with all the comforts and conveniences one would expect in a superior modern home, exemplified in a magnificent kitchen / breakfast room, a large bright room with a high ceiling and an extensive range of presses, silestone worktops and integrated high end appliances.

The living room and drawing room are to the front with attractive fireplaces and provide wonderful entertainment areas and generous family accommodation, which are complimented by the tasteful presentation and colour schemes, a home ready to turn the key in the door. The ground floor also includes 3 generous bedrooms (2 en suite) and a very fine bathroom. Upstairs there is a magnificent attic room currently used as a main bedroom and includes a stunning ensuite, large walk in wardrobe and a further storage room.

The house is well situated in a quiet cul de sac, off Brighton Road, with ample off street parking to the front behind electronic gates while to the rear the garden is laid out in lawn with an abundance of mature shrubs, an attractive patio and benefiting from total privacy and seclusion.

The Coppins is conveniently located in this well established select residential location, close to Foxrock Village, Leopardstown Racecourse, the leisure facilities of Westwood Sports Club and Carrickmines Lawn Tennis and Croquet Club. Major shopping centres at Dundrum, Blackrock, and Cornelscourt are easily accessible, and the area is close to the LUAS, N11 and direct QBC bus route to the City Centre. Also within close proximity are some of the country's best known schools, UCD Belfield and Caryfort campuses and churches of many denominations.

Features

- Magnificent double fronted detached family home in a quiet tranquil setting
- Gas fired central heating
- Stunning newly fitted kitchen with high end appliances
- Short walk to the LUAS and Foxrock village
- Double glazed windows
- Generous accommodation extending to 210 sq.m. (2,260 sq.ft.) with a further 85 sq.m. (915 sq.ft.) in the attic
- Private landscaped rear garden offering great privacy and seclusion
- Fitted carpets, curtains and kitchen appliances included in the sale



Accommodation

Reception Hall: 1.7m x 7.6m (5'7" x 24'11") very fine hall with ceiling coving, recessed lighting, attractive timber flooring, large Velux rooflight, magnificent very fine gas fire to stove and attractive glazed double doors leading to the

Drawing Room: 3.9m x 6.4m (12'10" x 21') magnificent room overlooking the front with picture windows, gas fired integrated stove, attractive fireplace, built in shelving and cabinetry

Living Room/Bedroom 1: 4.3m x 5.8m (14'1" x 19') with fireplace, built in cabinetry and shelving, picture windows overlooking the front, recessed lighting and glass block feature window to the side

Bedroom 1: 4.9m x 3.4m (16'1" x 11'2") with window to front, an excellent range of built in fitted wardrobes, ceiling coving and door to

En Suite Shower Room: with cabinet wash hand basin, wall hung w.c., large double shower, heated towel rail, tiled floor and part tiled walls

Bathroom: with cabinet wash hand basin, w.c., large double shower, window to side, heated towel rail, tiled floor, tiled walls

and hot press with built in shelving

Bedroom 3: 2.4m x 3.7m (7'10" x 12'2") with sliding built in fitted wardrobes, window to side and rear

Bedroom 4: 3.9m x 3.7m (12'10" x 12'2") with picture windows overlooking rear garden, door to walk in wardrobe with built in shelving and door to

En Suite Shower Room: with cabinet wash hand basin, wall hung w.c., double shower, Velux rooflight, tiled floor and part tiled walls

Kitchen/Breakfast Room: 9.1m x 4.9m (29'10" x 16'1") newly fitted kitchen with a range of overhead press and drawer units, four Siemens ovens to include steam oven, microwave ovens and conventional ovens, large Neff induction hob, two dishwashers, large under counter stainless steel sink unit, integrated fridge/freezer, large rooflights, feature wood burning stove, picture windows overlooking the rear garden and double doors to the rear garden, Silestone worktops, large centre island and door to

Utility Room: with a range of press and drawer units, excellent storage, plumbed for washing machines & dryers, under counter sink unit and Velux rooflight

Study Area: 2.6m x 2.7m (8'6" x 8'10") with understairs storage

Attic Room: 3.7m x 8m (12'2" x 26'3") with staircase leading up and is currently used as the main bedroom, with four Velux rooflights and feature circular window overlooking the rear garden, excellent under eave storage and door to

En Suite Bathroom: 5.5m x 3m (18'1" x 9'10") with free standing roll top bath, cabinet wash hand basin, large double shower with built in seating, three Velux rooflights, wall hung smart Japanese w.c., door to under eave storage with built in shelving and eave space, and leads to a further storeroom with rooflight and is currently used as a nursery

Outside: to the rear is a magnificent professionally landscaped private and secluded garden with feature circular paths, mature hedging, planting, with patio area and a wealth of shrubbery

BER Information

BER: B3.

BER No: 110740370

Eircode

D18 W1C0





FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



OFFICES

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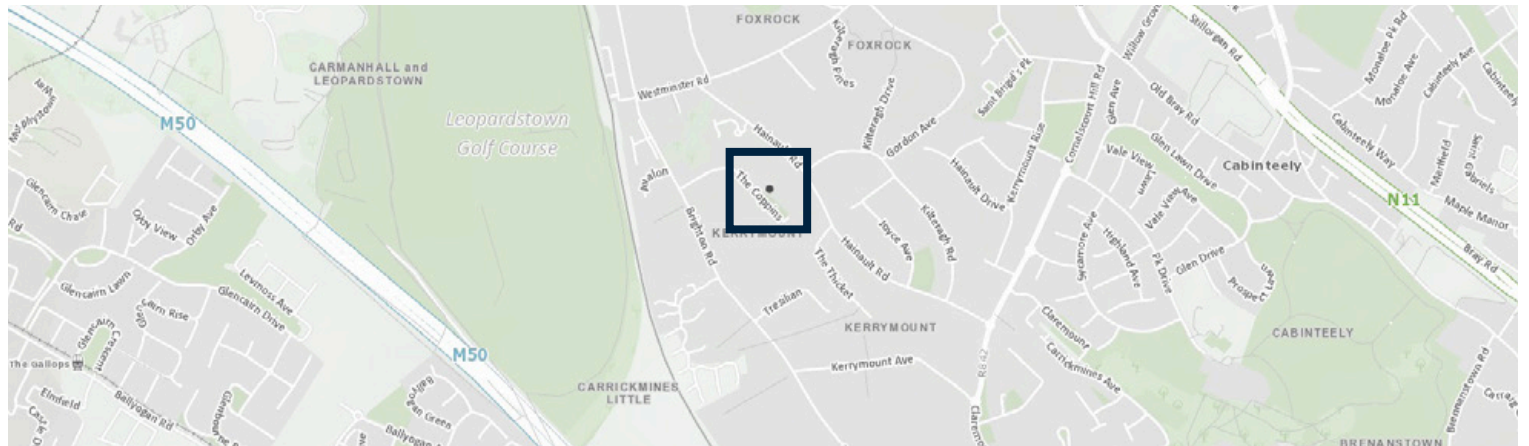
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