

# THE CORRIN

GORDON AVENUE • FOXROCK • DUBLIN 18





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***"The Corrin" is a truly impressive detached property designed by renowned Architects Duncan Stewart & Paul Sinnott who have undoubtedly created a unique home presented in impeccable condition throughout.***

Occupying an overall site of approximately 0.22 acres, the design of the property has taken full advantage of the site with private patio areas around the house to avail of the sunshine throughout the day with many of the rooms enjoying both dual and tri aspects which have created light filled living accommodation enjoying a leafy and private aspect. This modern contemporary home has been completed to a high specification with noteworthy features such as travertine and oak wide board flooring throughout the ground floor, a gas fired underfloor heating system on the ground floor and thermostatically controlled radiators on the first floor, central vacuum and air exchange systems.

## Accommodation

Double hardwood front doors open into the entrance porch with glazed double doors leading to the reception entrance hall. The overall tone of The Corrin is set here with an impressive floating curved Ash staircase ascending to the galleried landing and complimented by a timber fireplace with gas coal effect fire. To the left, is the formal drawing room enjoying a tri aspect, there is a bay window with French doors to the garden and an attractive Carrera marble fireplace with lead inset. Also, on the left of the hall is a fully fitted utility room. Located to the rear of the property is the master







suite which comprises of a generous sized double bedroom with dual aspect and fitted wardrobes, a luxurious en-suite bath / shower room complete with double sink units and a dressing room. To the right of the entrance hall is the kitchen which was supplied by Danish Design. It is fitted with cream modern wall and floor units, granite counter tops and a black Aga. There is a centre island with inset sink unit and a breakfast bar. The kitchen leads into a wonderful oval dining area completely bordered with glazed windows and doors which open out to the garden creating a wonderful ambiance in which to enjoy the tranquil aspect of the grounds. Also to the right of the entrance hall is a cosy family room / study with fitted desk, storage and shelving units. A large guest wc completes the ground floor accommodation.

On the first floor, the galleried landing is streamed with light as a result of the atrium effect provided by the glass roof apex. At this level, there are three exceptionally large double bedrooms all enjoying a dual aspect and have the benefit of extensive built-in wardrobes. There is an en-suite shower room and large family bathroom fitted with high quality Laufen sanitary ware and Grohe showers.





## Location

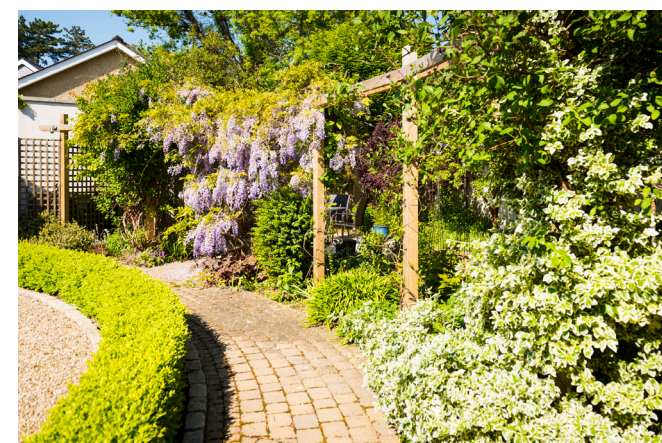
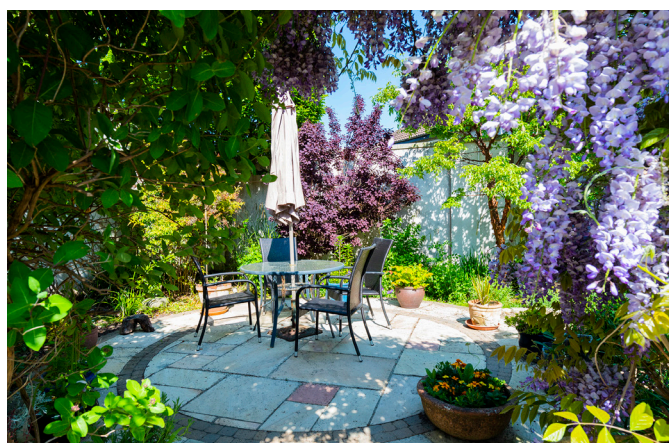
The Corrin is conveniently located on Gordon Avenue which is undoubtedly one of Foxrock's premier roads. The quaint village of Foxrock is just a short walk away where a selection of popular eateries, restaurants and specialist food shops can be found. For more extensive shopping facilities Dunnes Stores at Cornelscourt and the Park Retail Centre are close by. Foxrock & Leopardstown Golf Clubs are a short drive away as is Carrickmines Croquet and Lawn Tennis Club. There is an excellent selection of both primary and secondary schools in the vicinity to include St. Brigid's Boys and Girls National School, Hollypark Boys and Girls National School, Blackrock College, Loreto Foxrock, Mount Anville and St. Andrew's College. Cabinteely Park with its 96 acres of parkland with wooded walks, duck pond and large children's playground is also nearby.

## Transport

Located close to the Luas stop at Carrickmines with access to the M50 via Exit 15. The QBC route running along the N11 provides a swift and easy commute to and from the city centre and the Aircoach will transport you to Dublin Airport in approximately 45 minutes.









## Features:

- Gas fired underfloor heating at ground level
- Thermostatically controlled radiators at first floor
- Double glazed windows
- Travertine / oak flooring
- Designed by renowned architects Duncan Stewart and Paul Sinnott
- Central vacuum and air exchange systems
- High quality Laufen sanitary ware and Grohe showers
- Danish Design fitted kitchen
- 0.22 acres of manicured landscaped gardens

**BER: B1**

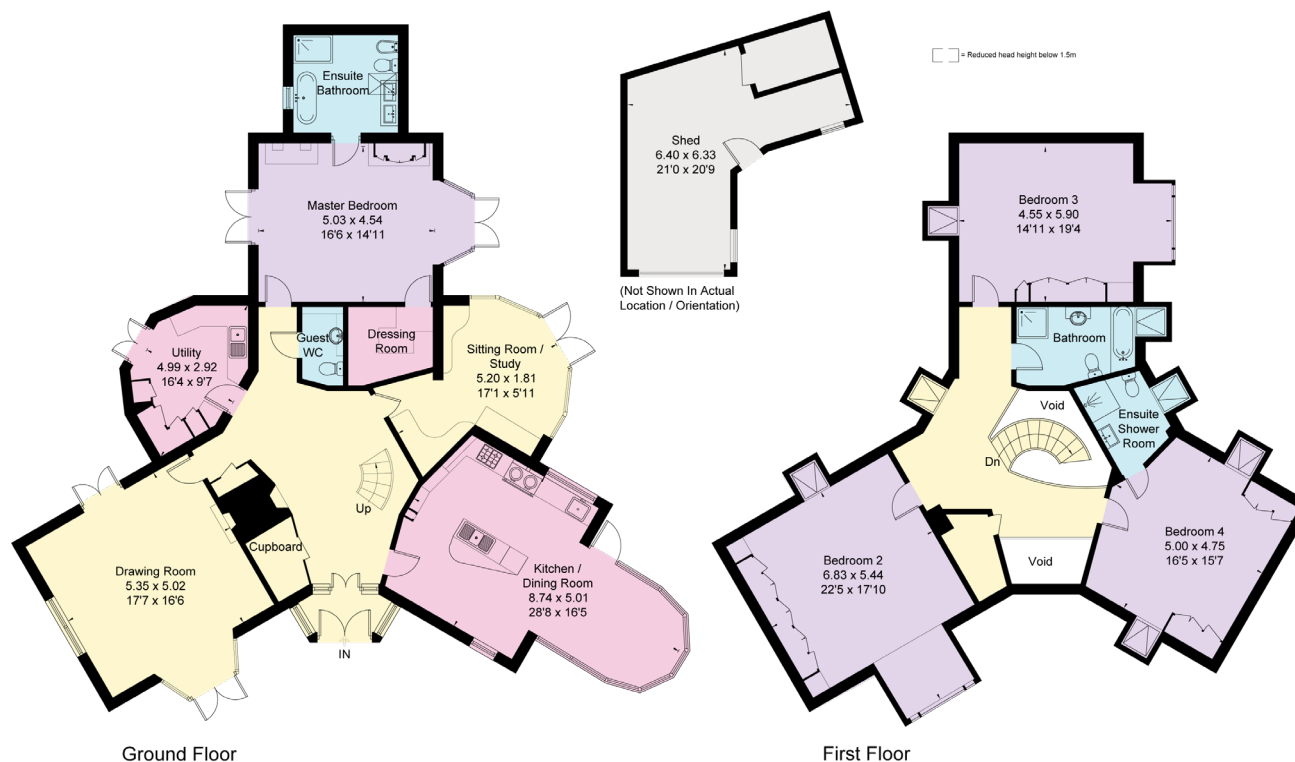
**BER Number:** 109571893

**Energy Performance Indicator:** 86.39 kWh/m<sup>2</sup>/yr

**Approximate Size:** 289 sq. m. / 3,112 sq. ft.

**Viewings:** By Appointment

Approximate Area = 289.1 sq m / 3112 sq ft  
(Excluding Voids / Shed)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.ie 243922

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