

# 11 THE RISE

*Carrickmines Manor, Carrickmines, Dublin 18*

**FOR SALE**



## 11 THE RISE

This contemporary, energy-efficient B3 rated, three-bedroom terraced residence offers modern conveniences and a well-designed layout. Extending to approximately 121 sq. m (1,302 sq. ft), the property enjoys pleasant views over the landscaped gardens within the development.

This property is approached via a paved driveway with on street parking, bordered by evergreen shrubbery leading to a welcoming entrance hall. The ground-floor entrance features a striking double height ceiling, filled with natural light and finished with ceramic tiling. To the left of the hallway, double doors open into a spacious open plan living and dining area featuring a gas fireplace with a marble inset. Large, glazed doors lead to a generous south-facing private terrace, creating a seamless indoor-outdoor living experience.







## 11 THE RISE

The kitchen is positioned just off the dining area, providing a practical yet connected layout that allows for easy interaction between spaces. A large picture window overlooks the front, drawing in natural light and enhancing the sense of openness. The kitchen is finished to a high standard with contemporary timber cabinetry, granite worktops, and a full range of integrated appliances, including a fridge/freezer, Neff microwave, Neff hob and oven with an extractor hood. A separate utility room, housing the gas boiler and offering additional storage, is located off the hallway, along with a guest WC. A well-proportioned double bedroom with a box bay window completes the accommodation at this level. Upstairs, there are two further double bedrooms, both enjoying a unique dual-aspect feature. The principal bedroom benefits from fitted wardrobes and a fully tiled en-suite shower room, complete with double sinks and a heated towel rail. The second bedroom also includes fitted wardrobes. A generous family bathroom serves this level, featuring both a bath and a separate shower, along with a fitted heated towel rail. A door on this floor leads to a sunny roof terrace with a southerly aspect, providing an additional private outdoor retreat.





# LOCATION • FEATURES

Living at 11 The Rise offers the perfect balance of suburban tranquillity and exceptional connectivity. Nestled just off Glenamuck Road, the development enjoys a peaceful, family-friendly atmosphere while being only minutes from vibrant villages such as Foxrock, Cabinteely, and Stepaside. Carrickmines Retail Park and Dundrum Town Centre further enhance convenience with extensive shopping, dining and leisure options close at hand. Golfers are spoiled for choice with prestigious clubs such as Foxrock Golf Club, Carrickmines Golf Club and Leopardstown Golf Centre all nearby. Tennis lovers can avail of facilities at Carrickmines

Croquet and Lawn Tennis Club. Cabinteely Park offers beautifully landscaped grounds, woodland trails and playgrounds, while the Dublin and Wicklow Mountains are only a short drive away for hiking, cycling and weekend adventures. Some of Dublin's most highly regarded schools are close by, including Blackrock College, St. Columba's, Loreto Foxrock, Mount Anville Secondary School and Nord Anglia International School. The property is close to the Carrickmines Luas Green Line and several Dublin Bus routes serve the area. The M50 motorway is just minutes away, connecting seamlessly to major national routes

including the N11/M11, M7, and the M1 northbound. Dublin Airport is approximately 35–40 minutes by car via the M50.

## LOCATION MAP

Click below to view the location map for 11 The Rise.



## VIDEO

Click link below to view virtual tour



## SIZE

121 sq. m / 1,302 sq. ft. Approx.

## BER

BER: B3

BER No: 118916774

Energy Performance Indicator: 137.24 kWh/m<sup>2</sup>/yr

## FEATURES

- Bright, well-maintained accommodation
- South roof terrace area to the rear
- Spacious, well-proportioned modern interior
- Gas Fired Central Heating
- Alarm.



# FLOOR PLANS

## VIEWING

By appointment with Knight Frank.

## CONTACT



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## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

**KnightFrank.ie**

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



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