



**Greenwich Lodge, 28 The Coppins, Brighton Road,  
Foxrock, Dublin 18**

  
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## For Sale by Private Treaty

Wonderfully positioned in the tranquil, sylvan setting of the Coppins, within a leisurely stroll of Foxrock village, lies this truly exceptional residence offering elegant proportions, light filled interiors and a quality specification throughout.

Greenwich Lodge comes to the market having been tastefully upgraded by the present owners in 2001 and offers all that a discerning purchaser requires in terms of family accommodation. This very fine family home in turn benefits from the addition of a self contained mews in 2007, affording the opportunity to provide for additional family accommodation or as a guest suite or au pair suite. Greenwich Lodge is further enhanced by the very private, secure, landscaped south facing gardens.

The Coppins is an exclusive cul de sac located just off Brighton Road and within easy access of the amenities of Foxrock village, the sea front of Blackrock and Monkstown and the bijou shops and eateries of Foxrock and Cabinteely villages. The LUAS stops at Sandyford and Carrickmines and the QBC are within walking distance, and the M50, Exits 14 or 15 provide for but a short commute to the airport. There are also numerous shopping centres in close proximity including Blackrock, Stillorgan, Cornelscourt and Dundrum Town Centre and Foxrock is convenient to Sandyford and Stillorgan Business Parks, Cabinteely Park, Carrickmines Lawn Tennis Club, Leopardstown Race Course, Foxrock Golf Club and Westwood fitness club.

The property is convenient to a choice of renowned national, secondary and private schools as well as University College Dublin and The Smurfit Business School.



## Special Features

- Impressive double fronted detached home and adjoining Mews
- Presented in excellent order and tastefully appointed throughout
- Rooms of generous dimensions extending to c. 177 sq m/1,900 sq ft (to include the attic level) and the Mews of c. 58 sq m/625 sq ft
- Tranquil setting
- Private professionally landscaped rear garden enjoying a sunny orientation
- Audio intercom and electric gates
- Security lights
- Gas fired central heating
- Thermostatically controlled radiators
- Double glazed windows
- Quality light fittings
- Solid wooden floors
- Quality bathroom suites throughout
- Bespoke wardrobes
- Alarm, Broadband, multiple TV and phone points
- Fitted carpets, blinds, light fittings and kitchen appliances as listed are included in the sale

## Accommodation

ENTRANCE HALL	4.70m x 2.09m (15'5") x (6'10")	Solid beech floor, decorative radiator cover and recessed lighting.
DRAWING / DINING ROOM	6.66m x 5.26m (21'10") x (17'3")	Impressive marble fireplace incorporating a coal effect gas fire. Attractive wall light fittings, wooden flooring and decorative radiator cover. Double doors leading to the Kitchen / Breakfast Room.

FAMILY ROOM/ BEDROOM 3	7.85m x 3.66m (25'9") x (12'0")	Solid beech floor, recessed lighting and decorative radiator cover. This room originally provided the accommodation of 2 double bedrooms and the opportunity lies for the new owner to reinstate this accommodation if they so desire.
KITCHEN / BREAKFAST ROOM	6.07m x 3.69m (19'11") x (12'1") (max measurement)	Range of fitted units incorporating illuminated granite worktop areas with a tiled surround, Franke sink unit and drainer, built in Zanussi double over, Ariston 5 ring gas hob, Elica extractor fan, integrated Neff dishwasher, ceramic tiled floor and recessed lighting. French doors to the patio area and garden.
UTILITY ROOM	2.62m x 1.76m (8'7") x (5'9")	Range of wall to wall, floor to ceiling fitted units incorporating a Bosch washing machine and a Zanussi tumble dryer. Tiled floor, recessed lighting and feature hand painted wainscoting.
GUEST WC	1.67m x 1.39m (5'6") x (4'7")	White suite incorporating a pedestal wash hand basin with a tiled surround and WC. Tiled floor and recessed lighting.
MASTER BEDROOM	4.54m x 3.87m (14'11") x (12'8")	Range of wall to wall, floor to ceiling illuminated wardrobes with mirror door detail. Decorative radiator cover.

ENSUITE	1.93m x 1.78m (6'4") x (5'10")	White suite incorporating a fully tiled power shower unit, wash hand basin in a vanity unit, illuminated wall mounted mirror and wash hand basin. Tiled floor and recessed lighting.
BATHROOM	2.15m x 1.78m (7'1") x (5'10")	White suite incorporating a sunken bath with a tiled surround and wall mounted mirror, pedestal wash hand basin and WC. Recessed lighting and tiled walls and floors.
BEDROOM 2	2.87m x 2.62m (9'5") x (8'7")	Recessed lighting.

## Staircase To Attic Level

LANDING	3.15m x 1.48m (10'4") x (4'10")	
ATTIC ROOM	5.00m x 3.00m (16'5") x (9'10")	Providing double bedroom accommodation. Recessed lighting and extensive under eaves storage.
ENSUITE	2.48m x 2.72m (8'2") x (8'11")	Feature corner bath with a wall mounted shower head and a hand held shower attachment, pedestal wash hand basin, wall mounted mirror and WC. Recessed lighting, and tiled walls and floor.
ATTIC ROOM		Fitted wardrobe and shelving unit, under eaves storage and recessed lighting.



## MEWS

This self contained one bedroom mews provides the opportunity for the new owner to further compliment the family home by simply opening through a link corridor to the mews or alternatively as an au pair suite or guest accommodation.

### ENTRANCE PORCH

Ceramic tiled floor and French doors to the private patio area. Door to:-

### HALLWAY

Range of wall to wall fitted units providing extensive storage. Hot press with lagged cylinder and dual emersion. Ceramic tiled floor and recessed lighting.

### LOUNGE / DINING AREA

Feature wall mounted remote controlled gas fireplace. Recessed lighting and ceramic tiled floor.

### KITCHEN AREA

Range of fitted units incorporating illuminated walnut worktop area, stainless steel sink unit, built in double oven and 4 ring gas hob, stainless steel extractor fan, integrated fridge freezer, dishwasher and washing machine/ dryer. Ceramic tiled floor.

### BEDROOM

Range of wall to wall, floor to ceiling fitted wardrobes and vanity unit. French doors to patio area.

### BATHROOM

White suite incorporating bath with power shower attachment, fitted wall mirror, pedestal wash hand basin, WC and heated towel. Ceramic tiled floor, recessed lighting and shelved vanity cupboard.

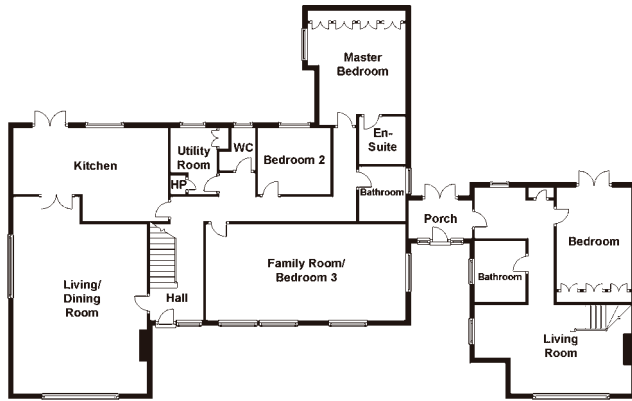
## Staircase To :

### MEZZANINE

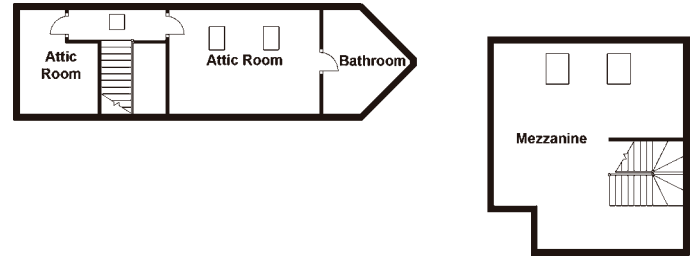
Spacious Lounge accommodation and extensive under eaves storage.



## Ground Floor



## 1st Floor



## Outside

The front of the property is approached via electronic gates providing access to a gravel driveway affording ample off street parking for a number of cars. The property boasts extensive road frontage, of c. 55 ft, and is bordered on either side by mature buxus hedging.

The rear garden, accessed via a side passage, is laid out with a generous patio area and terraced lawns and enjoys an array of specimen shrubs and an all day sunny orientation.

There is a large timber shed providing storage.

## Directions

Travelling south bound on the N11, take the first right turn after Foxrock church onto Westminster Road. At the traffic take a left turn through Foxrock village onto Brighton Road. Take the first left into the Coppins and Greenwich Lodge, 28 The Coppins, is the first house on the right hand side.



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