



11 IDRONE TERRACE
BLACKROCK, COUNTY DUBLIN

Colliers
INTERNATIONAL

11 IDRONE TERRACE, BLACKROCK, COUNTY DUBLIN

DESCRIPTION

Auction Wednesday 29th October 2014 at 2.30pm in our auction rooms at Hambleden House 19-26 Lower Pembroke Street, Dublin 2.

The two-storey over garden level Victorian residence of approximately 262 sq. mtrs 2820sq. ft, with spacious accommodation over three floors, and many original features. The property is currently split into units with the ground floor being used as a separate 1 bedroom apartment. The entire is in need of refurbishment and updating, it comes however with a good sized garden to rear with vehicular entrance to a garage space. The property enjoys uninterrupted sea views across Dublin bay to Howth.

FEATURES

- Seafront location with spectacular views across Dublin bay to Howth.
- Period features.
- Residents parking.
- Good sized garden with rear vehicular access.

ACCOMMODATION

Entrance hall (9.19m x 1.82m).

Front reception (4.8m x 4.66m) with sea views across the bay.

Rear reception (4.64m x 4.72m) overlooking rear garden.

Hall return.

Bathroom (2.20m x 1.44m) with wc, wash hand basin and bath.

Bedroom (2.58m x 2.00m) with wash hand basin.

Kitchen (4.24m x 3.45m) with stainless steel sink and fitted units.

Store room (2.86m x 2.91) door to back garden.

First return

Shower room (1.7m x 1.58m) with toilet, wash hand basin shower unit Triton T 90

Kitchen (3.32 m x 3.34 m) with a range of Floor and wall mounted timber kitchen units, stainless steel sink, plumbed for washing machine and dishwasher, wired for electric cooker.



FIRST FLOOR

Bedroom 1 (4.72m x 4.6m) with decorative corning, White marble period fireplace, original dog grate and shuttered window overlooking rear garden.

Bedroom 2 (3.72m x 2.46m) With decorative corning, Picture rail and shuttered window overlooking Dublin Bay.

Bedroom 3 (4.83m x 4.13m) with decorative corning picture rail, white marble fireplace, tiled hearth and cast iron surround, shuttered window overlooking Dublin Bay.

GARDEN LEVEL

Entrance hall (2.2m x 1.42m) With ceramic tiled floor.

Toilet (1.68m x 1.38m) wc, whb, plumbed for washing machine, heated ceramic tiled floor.

Store room (2.54m x 1.81m) with polished timber floor.

Living room (4.73m x 4.53m) with polished timber floor and tiled fireplace.

Inner hall (5.41m x 1.83m) with polished timber floor.

Bedroom 4 (4.67m x 4.68m) with window overlooking rear courtyard.

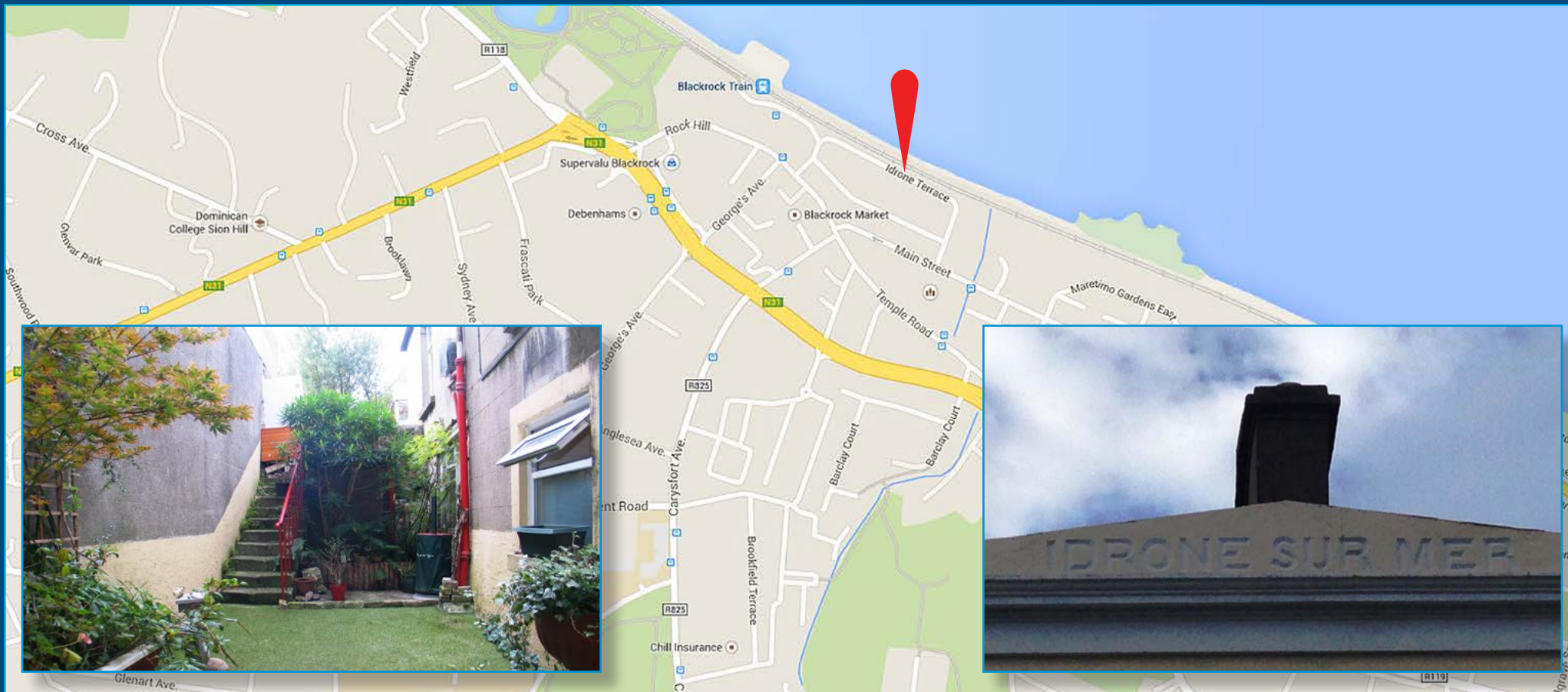
Kitchen (3.22m X 2.88m) with floor and wall mounted timber kitchen units, ceramic tiled floor. Four ring gas hob, electric oven, stainless steel sink.

Bathroom (3.25m x 1.84m) Jacuzzi bath Triton electric shower, wc, whb ceramic tiled wall and floor Expelair.

Exterior:

Railed garden to the front with pedestrian gate to a flight of granite steps to hall door, to the rear there is a walled southerly facing garden with vehicular access to garage area. Together with a patio area at basement level.





CONTACT

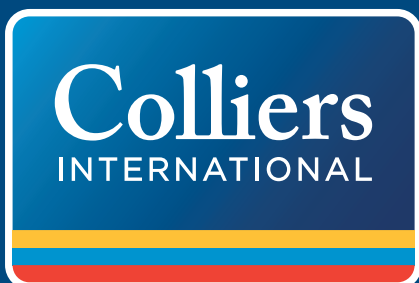
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VIEWING DETAILS

Thursday 1-2pm,
9th, 16th & 23rd October
Saturdays 12 - 1pm,
11th, 18th & 25th October
otherwise by appointment.



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