



8 Grotto Place, Booterstown, Co. Dublin

93 m²

DNG Rock Road
Blackrock, Co. Dublin
T: 01 283 2900 | E: rockroad@dng.ie

Negotiators:
Georgina Magnier MIPAV
PSL 002049



DOUGLAS NEWMAN GOOD
DNG

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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8 Grotto Place, Booterstown, Co. Dublin

DNG are delighted to introduce 8 Grotto Place to the market, a charming cottage located on a peaceful cul de sac off the Rock Road, and within a five minute walk from Booterstown DART station, the coast and Blackrock Park. The current owners undertook an extensive refurbishment of the property in 2012 as well as adding on a large open plan living extension while retaining the sense of its original charm. Their style marries the best of old and new.

Entering into the hall with the large master bedroom located on the right hand side with a walk in dressing room and a free standing feature bath tub. On the left hand side of the hall is the second bedroom as well as the study/playroom. The shower/wet room is also located off.

To the rear is a stunning open plan kitchen/dining room/living room extension with a high vaulted ceiling, in-house designed kitchen and bi-folding doors giving access to a low maintenance south west facing private rear garden.

The location needs little introduction with every conceivable amenity that South Dublin has to offer within easy reach. Ideally situated a short stroll from Booterstown Dart station at the bottom of Booterstown Avenue as well as several bus routes operating regularly along the Rock Road. The property is also surrounded by some of Dublin's finest schools with St. Andrews College, Blackrock College and Willow Park all within walking distance as well as UCD nearby.

Blackrock and Stillorgan Villages are within easy reach as are Blackrock Clinic, St. Vincent's Hospital and RTE.

The coastline offering a wide variety of scenic walks and sea based activities that this great location has to offer is also within a very short walk

Accommodation

Entrance Hall - 5.48m x 0.97m

High ceiling with recessed lighting, Keylite roof window and accommodation off.

Kitchen/Living Room/Dining Room - 7.34m x 5.16m

Superb bright and airy rear extension with a high vaulted ceiling, recessed lighting, 4 x electric Keylite windows, inhouse designed kitchen with ample floor and eye level storage units and larders, integrated Rangemaster dishwasher, island unit with integrated storage, Mulberry solid fuel stove with exposed flue set infront of attractive stone cladding, TV point and bi folding doors opening out into the south west facing rear garden.

Bedroom 1 - 4.25m x 3.48m

Front facing spacious master bedroom with double glazed sash windows, Shutters Ireland window shutters, high ceiling with recessed lighting, free standing feature bath and large walk in dressing room off.

Walk in Dressing Room – 2.35m x 1.98m

Double doors give access to the dressing room with ample built in storage shelving, and wardrobe space. Velux window.

Bedroom 2 - 3.64m x 2.70m

Front facing bedroom with sash windows and high ceiling.

Study/Playroom - 3.02m x 2.62m

This room with a high ceiling, recessed lighting and Velux window can be used for a variety of purposes.

Shower Room - 2.13m x 2.36m

Attractive natural stone tiled floor, part tiled walls, mosaic tiled shower with waterfall shower head, chrome wall mounted towel rail, wc, whb, large fitted mirror, recessed lighting and Velux window.

Outside

Walled entrance giving access to the low maintenance graveled driveway with off street parking for 2 cars and railway sleeper raised flower beds.

The fully walled private south west facing rear garden benefits from a decked patio, artificial lawn, built in vegetable patch, brick built BBQ and a spacious solid built storage shed.

The shed which measures 3.29m x 1.79m is tiled with a sink, Beko washing machine, Premat freezer and 2 x velux windows. The shed contains ample storage space and also houses the solar controls and water tank for the house, making the house a completely silent home.

BER: D2 BER No. 103709333

Energy Performance Indicator: 275.11 kWh/m²/yr



Features

- Recently extensively refurbished and extended
- South west facing low maintenance private rear garden
- Tastefully decorated and in impeccable condition
- High ceilings in everyroom
- Off street parking for two cars
- In-house kitchen with belfast sink
- Malpas double glazed sash windows
- Underfloor heating throughout
- Open plan kitchen/dining room/living room with vaulted ceiling
- 30 Solar tubes on the roof providing approx. 80% of hot water
- Within minutes stroll of the Booterstown DART station, the No.4 & 7 Bus and Aircoach
- Externally insulated
- Wired for Virgin
- Blackrock Village and Park are within easy reach
- There are a host of schools within easy walking distance

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