

For Sale

Asking Price: €995,000



25a Woodbine Park, Booterstown,
Co. Dublin, A94 W102

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BER C2





A superb mellow brick fronted, spacious, modern detached family home on large grounds in this sought after residential enclave between the N11 and the Rock Road, a short walk from the Campus at UCD, the quality bus corridor on the N11 and excellent shopping at Merrion and Blackrock. This home offers enormous potential to be modernized and extended to create a wonderful home of distinction in a prime location.

From the very spacious entrance hallway you can access all the main reception rooms of the property. To the left-hand side is a good sized family room to the front with a bay window and fireplace, ideal for relaxing and watching tv. To the right-hand side is a very large dual aspect living/dining room with a stove and tiled hearth and a bay window to the front and double French doors leading to the rear garden. To the rear this is a large kitchen/ breakfast room with a very good range of modern fitted wall and floor units, with worktop and tiled splash-back with a stainless-steel sink unit, integrated hot with extractor hood and fan. There are two windows, one overlooking the rear garden and a window to side and a door leading to the side passage. There is also a large wc under the stairs.

Going upstairs, there is a spacious landing with good hot press. There are four very good double bedrooms, three with built-in wardrobes, the main with a shower room ensuite and there is a family bathroom.

Outside is a very large front area with good off street parking and rear garden which measures 125ft long from front to back of the property. There is excellent off-street parking on the driveway for three or more cars. There is a pedestrian side gate providing access to the walled west facing rear garden and possible

potential to extend subject to relevant planning.

The convenience of the location cannot be overstated with a wealth of amenities available close by including local shops on Woodbine Park. The Merrion shopping centre, Blackrock, Stillorgan and Dundrum shopping centre are within a short drive. Many of Dublin's premier schools are close by including St Andrews College, St Michaels College, Blackrock College, Colaiste Iosagain and Colaiste Eoin. UCD, Belfield is within walking distance and transport is well catered for with Booterstown DART and a variety of bus routes along the Rock road and N11. Seapoint and Blackrock Park are within walking distance as is Sandymount Strand.

SPECIAL FEATURES

- Fine detached family home on large site
 - Large west facing rear garden
 - A few minutes walk to UCD, QBC and DART
 - Superb potential to upgrade and extend subject to planning
 - Close to all amenities and premier schools
-
- Services
 - GFCH
 - Double glazed
 - Security Alarm

ACCOMMODATION

Floor Area: 143sqm / 1539sqft approx.

Entrance Hall Carpet flooring, ceiling coving.

Guest WC 1.82m x 2.70m With wash hand basin, wc, window and cupboard with gas boiler.

Living / Dining Room 8.95m x 3.65m Spacious room with bay window, carpet flooring, ceiling coving, and fireplace with stove and double doors leading to the rear garden.

Kitchen / Breakfast Room 3.32 x 4.58m Well fitted kitchen with modern wall and floor cupboards, sink unit, window over rear garden, Whirlpool 4 plate hob with overhead extractor hood and fan, Zanussi dishwasher, Bosch washing machine. Door to side passage.

Family Room 3.35m x 3.02m Nice room to the front with carpet flooring, fireplace and bay window.

Landing 1.82m x 4.58m Large spacious landing with window and large walk-in hot press.

Bedroom 1 3.91m x 4.96m Large double bedroom with nice aspect to the front with good range of built in wardrobes.

Ensuite 1.76m x 1.95m Partially tiled, with step in shower cubicle, wash hand basin and wc.

Bedroom 2 3.28m x 3.63m Double bedroom to the rear with carpet and wardrobes.

Bedroom 3 3.35m x 3.25m Double bedroom with nice aspect to the front with built in wardrobes and overhead storage.

Bedroom 4 3.24m x 2.99m Double bedroom to the rear with window overlooking the rear garden.

Bathroom 2.12m x 1.96m Tiled floor with partially tiled walls, bath, Triton shower, wash hand basin, wc and window over rear garden.

GARDEN

Large walled west facing rear garden mainly in lawn with paved patio area and 2 timber garden sheds. The site measures 125 feet x 50 feet. Large walled front garden with lawn and good off-street parking.

BER

BER C2, BER No. 116605288

Energy Performance Indicator: 180.21 kWh/m²/yr



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