

# For Sale

Asking Price: €595,000

Sherry  
FitzGerald

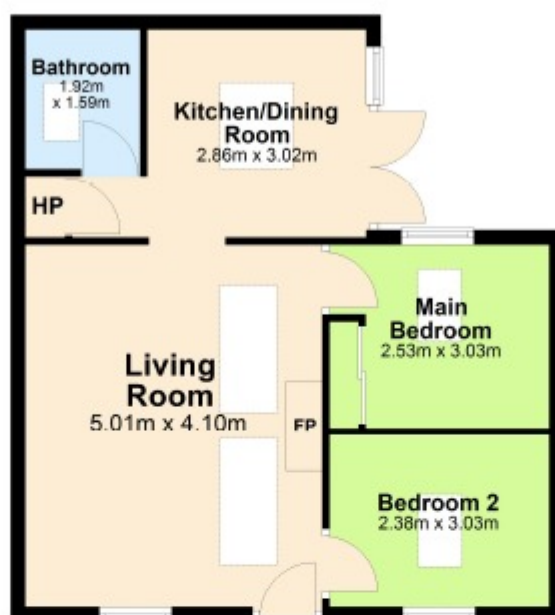


9 Grotto Place, Booterstown,  
Co. Dublin, A94 C5P2

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## Floor Plan



Located in a primary and much sought after location 9 Grotto Place is a unique secluded two bedroom home in south county Dublin in the heart of Booterstown, Blackrock.

This modern two bedroom property has been significantly refurbished with individual personality and flair creating a stylish home for first time buyers or buyers wishing to down size and remain in the local area.

A rare and private property set back from Grotto Place is in turn-key condition with stunning features such as: living room with double height ceiling and unique skylights, cafe style window shutters, open fire with granite hearth, natural wood flooring and antique living room chandelier.

With sky lights in every room this home enjoys flooded natural light in an airy and spacious living space all year round.

Leading on from the living room and facing directly on to a garden patio is a private kitchen featuring a large sky light, Farrow & Ball painted cabinets, marble effect worktops and a Burnaby terracotta tile floor. Double doors lead out to a modern, well lit courtyard garden, ideal for al fresco dining.

This home features two bedrooms, one currently functions as a walk in wardrobe/dressing room which can easily be converted to a home office or second bedroom.

A marble tiled bathroom facilitates both bath and shower options.

Local amenities include:

Walking distance to Merrion, Blackrock and Frascati Shopping

Centres.

Blackrock Park, Sandymount Strand & Seapoint Beach. Booterstown Nature Reserve.

Walking distance to Blackrock & St Vincent's hospital.

5-minute walk to Booterstown Dart Station.

5- minute walk to Aircoach Bus Stop - Route 702.

10- minute taxi ride to Dublin city centre.

15-minute bus route to the city centre- 7,7A & 4

15- minute drive to Dundrum Shopping Centre.

90-minute walk to Grafton Street.

### SPECIAL FEATURES

- Kitchen appliances and plantation shutters included
- Extremely private
- High ceilings in living space flooded in natural light
- Sky Fibre Broadband.
- Newly installed Ring Video Alarm with in house panic buttons.
- Outdoor lighting front and back.
- Stira attic stairs to insulated attic and storage space.
- Wall safe.
- Optional resident parking permit for two cars plus daily guest parking certs.
- Gas hob, electric oven.
- Gas central heating throughout.



## ACCOMMODATION

Floor Area: 51.2sq.m. / 551sq.ft. approx.

**Living Room** With high vaulted ceiling with two roof lights flooding the room in natural light, recessed lighting, window overlooking the front, timber fireplace with marble insert and hearth and open fire, solid timber floor, opening into

**Kitchen/ Dining Room** With quarry tiled floor, Velux rooflight, recessed lighting, contemporary hand painted shaker style kitchen, Zanussi integrated oven, 5 ring Baumatic gas hob with extractor over, Hotpoint washing machine, Thor fridge freezer, ceramic one and a half bowl sink, Baxi megaflo compact gas boiler with digital controls, window overlooking the rear, double doors opening to courtyard garden

**Inner Hall** With quarry tiled floor, recessed lighting, door to shelved hot press with dual immersion

**Bathroom** With tiled floor, Velux roof light, recessed lighting, bath with shower attachment over, wc, wash hand basin with tiled splash back, extractor fan

**Bedroom 1** With solid timber floor, Velux roof light, recessed lighting, window overlooking the courtyard garden,

**Bedroom 2** With solid timber floor, Velux rooflight, Stira to attic, recessed lighting, window overlooking the front

## GARDEN

**Courtyard Garden**

Paved outdoor space with external lighting



## BER

BER F, BER No. 118497437

Energy Performance Indicator: 445.01 kWh/m<sup>2</sup>/yr





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