

# For Sale

Asking Price: €1,300,000

Sherry  
FitzGerald



7 Temple Park Avenue, Blackrock,  
Co. Dublin, A94 K2C3

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BER E2





A little known avenue, equidistance from both the villages of Blackrock and Monkstown, Temple Park Avenue is a quiet road lined with quintessentially charming homes. None more so the No.7 which has been under the guardianship of the same family since it was built in 1924. Updated and extended as the years have passed the owners have been great caretakers of the property and mindful to protect its original features which makes it so characterful.

As you arrive at the property you will notice the great width of it, due to the very large garage to the side which provides great potential for future owners to develop further accommodation should they so desire. As you enter into the hallway, the full charm of the property envelops you. There is a bathroom to one side of you and a sizable reception room to the other which has a light bearing bay window and feature fireplace along with access through to a generous study which has double doors to the garden. To the rear of the ground floor there is a sizable kitchen/living/dining area. You firstly arrive at the living area which exudes warmth and comfort on account of being centred around an original fireplace. It is open through to a Shaker style kitchen which in turn is open through to the extended dining area with a glazed roof and further access to the garden. There is also access from the dining area through to a passageway that connects to both the garden and the garage.

Upstairs the landing gives access through to four very nicely appointed bedrooms, two of which have feature bay windows, a w.c., shower room and storage closet.

The location of this property is highly desirable, a lesser travelled road it sits between the villages of Monkstown and Blackrock and

adjacent to the local seafront. Residents of the locality enjoy great ease of access to a wide range amenities, both social and essential, including popular bars, award winning restaurants, cafes and specialist delicatessens, grocery shopping in both Frascatti and Blackrock Shopping Centre and popular boutiques in both Monkstown and Blackrock. There are a number of highly regarded schools in the area and the Dart at Seapoint provides swift access along the coastline and the QBC runs close by also. There are an abundance of leisure facilities in the vicinity including four yacht clubs for sailing enthusiasts.

All in all this is a unique opportunity to acquire a truly special home on a tranquil road amidst a vast host of amenities in one of South County Dublin's most popular suburbs.

#### SPECIAL FEATURES

- Floor Area: 160sq.m. / 1,722sq.ft. approx.
- In the same family since it was built in 1924
- Great charm and character
- Excellent potential to extend
- Much love and well cared for
- Very large garage ripe for conversion (subject to planning permission)

## ACCOMMODATION

Entrance Hall Laminate wood floor, hall door flanked by original windows.

Drawing room Laminate floor, ceiling coving, feature fireplace with arched inset and open fire, bay window with sliding sash windows. Study Laminate floor, double doors to garden.

Bathroom Cork floor, w.c., wash hand basin, sliding sash window, bath with shower attachment, part tiled walls, ceiling coving.

Living Area Laminate floor, feature wood surround fireplace with open fire inset flanked by decorative tiling and decorative hood, ceiling coving, glass shelving set into internal window pane, access to under stair storage.

Kitchen Tiled floor, recessed lighting, built-in shaker style units with extensive storage, plumbed for dishwasher, oven, hob, extractor fan, integrated fridge freezer, tiled splashback, outlook down the beautifully mature and very private rear garden.

Dining area Tiled floor, double doors set into a glazed wall, glazed ceiling, recessed lighting.

Store area Tiled floor, recessed lighting, door to garden.

Garage Linoleum floor, extensive fitted shelving, plumbed for washing machine up and over garage door.

Landing With Stira access to the attic.

Bedroom 1 Wood floor, bay window with sliding sash windows.

Bedroom 2 Cast iron fireplace, laminate wood floor, sliding sash windows, built in storage, hot press.

Bedroom 3 Laminate floor, sliding sash window.

Bedroom 4 Laminate wood floor, sliding sash window.

Storage closet Wood floor, built-in storage, wall mounted rail.

Shower room Tiled floor and part tiled walls, Velux window, sink set into vanity unit with storage beneath, wall mounted heated towel rail, large step in shower cubicle.

WC Tiled floor, part tiled walls, w.c., wash hand basin.

## GARDEN

To the front of the property, mature hedging affords the property a very nice degree of privacy. It is laid mainly in lawn and currently has parking for one car but the space could very easily be landscaped to accommodate further parking. The rear garden (75ft) is a real haven of seclusion and privacy. It has been wonderfully matured over the years with a beautiful feature apple tree amongst other plants and trees including loganberry bushes, gooseberry bushes and holly bushes. It is a superb space for children to play in, budding garden enthusiasts and outdoor entertaining.



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#### NEGOTIATOR

Colm Quaid Assoc. SCSI  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 087 459 5591  
E: colm.quaid@sherryfitz.ie

#### MORTGAGE ADVICE

For mortgage advice talk to  
Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: blackrock@sherryfitz.ie

[sherryfitz.ie](http://sherryfitz.ie)



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