

For Sale

Asking Price: €1,150,000

Sherry
FitzGerald



Belclare, Newtownpark Avenue,
Blackrock, Co. Dublin, A94 X0K7

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BER D2





Charming detached period gate lodge built in the early 1800's and retaining the original Victorian exterior and wonderful cast Iron entrance gates. The property has been tastefully upgraded and modernised by the current owner with a wonderful spacious interior finished to the highest standard.

The original gate lodge to Ardmeen house, the property retains manageable gardens and private sunny patio areas. There is also excellent off street parking for several cars and wonderful original cut stone walls.

The interiors are very bright and well laid out with many of the principal rooms offering a south and west facing aspect. A spacious reception hall welcomes you to this home with direct access to the patio garden to the side and stairs to the upper floor. There is a modern Newcastle design fitted kitchen. large utility room with access to the rear garden and guest wc. Positioned off the kitchen is a spacious dining room opening on to a separate large main reception benefitting from a bright and sunny aspect with large bay window and double doors to a private natural stone patio. The entire ground floor features attractive Ceramic tiled floors with underfloor heating.

The first floor offers a good sized bright landing with two Velux windows and a door to a hotpress. At the end of the hall we find a lobby leading to the spacious Principal bedroom which again offers a sunny aspect and a full bathroom adjacent, which could be used as a private ensuite. The large second bedroom has a jack and jill arrangement with the very large family bathroom. The third bedroom is also generous in nature and has attic access with a pull down stairs over.

The area needs no introduction. Ideally located in this highly sought-after residential location with a wealth of amenities close by. It is just a short distance from Blackrock, and within easy reach of Foxrock, Leopardstown, and Stillorgan. As regards schools, residents are spoiled for choice with some of Dublin's premier schools just a stone's throw away; including Holly Park, Carysfort National School, Blackrock College, St. Andrew's College, Mount Anville, and Loreto Foxrock. Access to the city centre is seamless, with the QBC on the N11, the Luas and DART and also the M50.

Well worthy of an early inspection, this is an opportunity not to be missed.

SPECIAL FEATURES

- Very attractive gate lodge.
- Measuring 165sq.m/ 1,776sq.ft. approx.
- Newcastle design Kitchen
- Three spacious double bedrooms
- Landscaped south and west facing walled garden.
- Front garden with impressive original wrought iron gates.
- Gravelled parking area for several cars.
- Double glazed windows.
- GFCH.
- Underfloor heating on the ground floor
- Security alarm and lighting.

ACCOMMODATION

Hall Spacious hall featuring an attractive ceramic tiled floor with underfloor heating. Stairs to upper floor. Inset lights. Original open fireplace and glass panelled door to one of two private patio gardens.

Kitchen Fully tiled floor and attractive Newcastle Design fitted kitchen. Excellent range of built in wall and floor units including larder units etc. Marble worktops and Tiled splashbacks. Inset lights. Belfast sink and Zanussi 4 plate cooker with extractor over. Attractive central island with built in microwave. Open plan doorway leading to the dining room. Door to utility.

Dining Room Fully tiled floor. A good sized dining room with south facing window overlooking the main garden area. Inset lights. Open plan doorway leading to the main reception.

Main Reception Exceptionally bright and spacious main reception featuring two south facing windows, one a large bay window, fully tiled floors. Double patio doors lead out to the second patio which is west facing and also leads to the main garden area. Inset lights. Wired for surround sound.

Utility Room Fully tiled floor. Inst lights. Range of floor units. Stainless steel sink unit. Bosch washing machine and drier. Miele dishwasher and freestanding Bosch fridge / freezer. Door to rear garden.

Guest wc. Fully tiled floor, wash hand basin, inset lights and wc.

Bedroom 1 Very bright and spacious double room with excellent built in mirrored Sliderobes. Inset lights.

Bathroom / ensuite Fully tiled floor, Bath with tiled surround, wash hand basin set in vanity unit. Wc and heated towel rail.

Bedroom 2 A second attractive double bedroom with inset lights and door to large family bathroom.

Bedroom 3 A cosy double room with attractive floor level window and hatch to attic with pull down stairs.

Bathroom Spacious bathroom with tiled floor. Large corner shower unit, wash hand basin with vanity unit under. Heated towel rail and Wc. Jack and Jill doors. One to Bedroom 2 and one to the landing.

GARDEN

Outside the property is approached via the truly stunning original wrought Iron vehicular and pedestrian gates. These in turn open on to a wide gravelled parking area with plenty of parking. There is a fully walled garden beyond paid out in lawn. This area faces south and has a westerly aspect also. There are two separate Patio gardens. The first off the Main reception offers a sunny west facing aspect and the second viewed from the kitchen and opening up from the reception hall faces east an is totally secluded.

BER

BER D2, BER No. 115966814

Energy Performance Indicator: 298.97 kWh/m²/yr



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