

# For Sale

Asking Price: €1,300,000

Sherry  
FitzGerald



4 Anglesea Avenue, Blackrock,  
Co. Dublin, A94 D8P0

[sherryfitz.ie](https://sherryfitz.ie) - make and view offers 24/7

BER D1





Instantly attractive, Number 4 Anglesea Avenue is a smartly upgraded 1930's semi-detached family home, ideally positioned within walking distance of Blackrock village and all the wonderful array of newly refurbished shopping centres and all the other amenities it has to offer. The property has been lovingly maintained, upgraded, and nicely extended (with further potential to side subject to P.P.), overall this is a truly a spectacular home and ready to walk into for any lucky family.

With some nice features from the 1930's, number 4 Anglesea Avenue has terrific 'kerb appeal' with a charming exterior and some character to match. On entering the property, one is immediately impressed by the sleek modern interior which has been decorated and designed to allow light to prevail and for a family to relax in a warm environment. The ground floor compromises of a welcoming entrance hall with three interconnecting reception rooms which provide a full view from front to rear to the special rear garden. This is a great space for entertaining or for more cosy evenings. The front living room has a lovely tiled open fireplace and a large bay window. The TV/family room has sliding doors to the front rear and a large slider giving direct access to the kitchen and this leads you on through to a spacious open plan breakfast / dining room with a fully glazed back wall and sliders to the rear garden. The kitchen is by 'Bulthaup' and comprises of particularly good storage with integrated Gaggenau appliances. There is a utility room off the kitchen with more storage, and it is plumbed for washing machine and dryer with window to the side passage. There is also access to the side passage from the kitchen area. Upstairs the light filled contemporary feel continues with an airy landing with more storage and leading to three bedrooms, two large doubles and a single. There is a modern and nicely fitted

shower room and good access to attic via a Stira.

Anglesea Avenue is an ever-popular residential road positioned off Carysfort Avenue and Sydney Avenue. Within walking distance of Blackrock Village, the location could not be more convenient: two shopping centres, the DART, several bus routes. Carysfort and Blackrock parks and the seafront are within short walking distance. From the front door you are within striking distance of Blackrock Village and the myriad of amenities that it has to offer including a wide range of specialist shops, restaurants, two shopping centres and fantastic transport links including the DART and QBC. This property is within the catchment area of a number of highly regarded primary and secondary schools, such as Carysfort National School, Sion Hill, St Andrews College, Willow Park, CBC Monkstown, and Blackrock College, making this home perfectly suited to a growing family.

#### SPECIAL FEATURES

- Well-presented family home with warm and inviting interior.
- Built in the 1930's.
- Internal original doors with brass fittings.
- Private southwest facing rear garden.
- Off street parking for two cars.
- Excellent transport links.
- Convenient location.
- Established residential road.
- Excellent schools within close vicinity.
- GFCH and underfloor heating in kitchen area.
- Intercom doorbell.
- Double glazed throughout.
- Monitored alarm.



## ACCOMMODATION

**Hall** Wooden flooring, window to the side, recessed lighting.

**Living Room** To the right-hand side is a lovely bright living room, with a feature bay window and tiled fireplace, wooden flooring and built in shelving and storage and recessed lighting. Siding doors lead to Family Room. Lovely cosy room with access via a large sliding door the kitchen and further sliding doors lead to the large dining area to the rear. Built in storage, stove, wooden flooring, and recessed lighting.

**Kitchen/ Dining/Living** A lovely bright and open space with tiled floor throughout the kitchen and dining area with underfloor heating. There is a Bulthaup kitchen with excellent storage, integrated Gaggenau and Miele appliances and stainless-steel work surface. There are roof lights over the kitchen and dining area and glazed to the rear with sliding doors giving access to the rear garden. There is a very cosy living area here too with a wood burning stove, wooden flooring, and recessed lights.

**Utility Room** With storage and plumbed for washing machine and dryer, sink unit, tiled floor, and window.

**Landing** With wooden stairs leading to the first floor there is a window to the front and side. Good storage cupboard and hot press. Access to floored attic via Stira which is ideal for storage.

**Bedroom 1** Large double bedroom to the front with wooden flooring, large bay window to the front, built in wardrobes and storage and recessed lighting.

**Bedroom 2** Large double bedroom to the rear with wooden flooring large window with lovely aspect over the garden, surround sound system, built in wardrobes.

**Bedroom 3** Single room to the rear with wooden flooring, window overlooking the garden and built in wardrobes.

**Shower Room** Modern shower room with tiled floor and partially tiled around the wash hand basin and wall hung wc. Large mirrored, storage cabinet, heated towel rail and large step in shower cubicle with sliding doors and two windows.

## GARDEN

The gem of this fine home is the large south-west facing garden enjoying the all-day sunshine. This wellness garden with a large, decked area, lawn and a large pond and water feature which brings lots of birds and wildlife. There is a very good selection of mature trees, shrubs and planting which provides colour throughout the year. The property is not overlooked and there is outside lighting with a lovely seating area and a built in BBQ and firepit. This garden is ideal for entertaining or just relaxing and enjoying the nature all year round. The front garden has mature planting with a cobble locked driveway providing off-street parking for up to two cars. There is a good side access to the property for bicycle and bin storage.

## BER

BER D1, BER No. 102101854

Energy Performance Indicator: 240.63 kWh/m<sup>2</sup>/yr





**mySherryFitz**

Open 24/7

REGISTER NOW TO SEARCH FOR  
PROPERTIES, MAKE AND VIEW  
OFFERS, ANYTIME YOU LIKE.



24 HOUR  
ACCESS



SEARCH



BOOK  
VIEWINGS



MAKE  
OFFERS



**Sherry  
FitzGerald**

#### NEGOTIATOR

Weston Desmond MIPAV  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 086 8149979  
E: weston.desmond@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)

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.

SF72117\_16700