

For Sale

Asking Price: €1,850,000

Sherry
FitzGerald



22 Woodlands Park, Blackrock,
Co. Dublin, A94 PF22

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Woodlands Park has long been a firm favourite for anyone looking for a substantial family home in a mature and well-established area close to Blackrock village. Situated just off Mount Merrion Avenue, 22 Woodlands Park is a detached double fronted family home, extending to approx. 1,830sq.ft (excluding the garage). Set on a large, mature private site with a sunny southerly rear garden of approx. 90', the potential to extend the accommodation further (subject to the relevant planning permission) is sure to appeal to many buyers.

This fine family home has been lovingly maintained over the decades by its current owners and now provides an unrivalled opportunity for someone to upgrade and modernize it to reach its potential. With the space to extend, it would provide the new owners with an outstanding family home. There is also a garage to the side which would be ideal for conversion.

Internally the accommodation comprises L shaped hallway, cosy family room to the front with solid fuel stove, living room which opens thru to the dining room. The dining room has sliding doors leading out to the rear patio area. There is also a study on ground floor level along with the kitchen/breakfast room. A downstairs bathroom and access to the garage completes the ground floor level accommodation. Upstairs, there are five bedrooms – three doubles and two spacious singles. The main bedroom is en suite and a family bathroom is also on this level.

The location could hardly be more convenient, Woodbine Park is within easy reach of Blackrock Village, two shopping centres, the DART, Blackrock Park and the seafront. The City Centre is approximately 6km away and the N11 with QBC is accessible from the top of Mount Merrion Avenue, also a short stroll. Excellent

schools abound in the area; these include some of Dublin's finest schools: Blackrock College, Willow Park School, St Andrew's, Sion Hill to name but a few. UCD and Smurfit Business are also nearby. This is a superb family home in an unrivalled location brimming with potential.

SPECIAL FEATURES

- 5 bedroom detached family home
- Measuring 185sqm/1991sqft including the garage
- Situated in highly sought after area
- Close to renowned public and private schools
- Sunny south facing garden of approx. 90ft.
- Space to extend subject to the relevant planning

ACCOMMODATION

Hallway: L shaped hallway, carpet flooring, central light, picture rail.

Family room: Carpet flooring, central light, picture rail, window overlooking front, solid fuel stove with raised slate hearth.

Living room: Carpet flooring, ceiling coving, central light, window overlooking front, open fireplace with mahogany mantle, cream marble hearth and inset, archway through to the dining room.

Dining room: Carpet flooring, ceiling coving, sliding doors to rear garden opening onto the patio area.

Study: Carpet flooring, window to rear, central light, storage.

Kitchen/Breakfast: Laminate flooring, storage cupboard, two windows overlooking gardens, stainless steel double sink, tiled splashback, country style wooden kitchen units, double electric oven, electric hob and extractor fan, plumbed for dishwasher. Door to side access and door to ...

Guest wc: Laminate flooring, wc, wash hand basin, corner shower unit with tiled walls, window to side, central light.

Landing: Attic access and hot press storage.

Bedroom 1: Double room with carpet flooring, overlooking the rear gardens, central light, fitted wardrobes.

En suite: Carpet flooring, window to side, central light, wc, wash hand basin, bath with shower attachment and tiled walls.

Bedroom 2: Double room with carpet flooring, overlooking front, central light, fitted wardrobes.

Bedroom 3: Double room with carpet flooring, overlooking front, central light and fitted wardrobes.

Bedroom 4: Spacious single, with carpet flooring, overlooking front, central light and fitted wardrobes.

Bedroom 5: Spacious single with carpet flooring, overlooking rear, central light, fitted wardrobes, wash hand basin, fitted mirror and shelving.

Bathroom: with cork tiled flooring, wc, two wash hand basins, bath, part tiled walls, central light and window to rear.

GARDEN

Accessed via double gates into a large gravelled driveway with ample parking for numerous cars. Raised flowerbeds with an array of plants and shrubs. Dual gated side access to the stunning rear gardens.

Extending to approx. 90ft and boasting a sunny southerly orientation.

The gardens have been lovingly maintained over the years with a large manicured lawn area and an array of mature trees bordering, ensuring great privacy. The gardens provide a superb opportunity to extend the accommodation further subject to the relevant planning permission.

BER

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