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75 Trimleston Gardens, Booterstown,
Co. Dublin A94 VP20

128 sq.m



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It is with great pleasure that DNG Rock Road bring to the market 75 Trimleston Gardens. This fine four bedroom family home is positioned in a hugely popular residential area located on the border of Booterstown and Blackrock between the Stillorgan Road and Rock Road. Number 75 is presented in excellent condition throughout having been well maintained, extended and upgraded over the years. The walled c. 65ft long west facing rear garden offers ample scope for further extension and the adjoining garage which is accessed from the kitchen would be ideal for conversion (subject to planning permission).

The bright accommodation c. 128sq.m (incl. garage) comprises a welcoming entrance hall with the interconnecting front facing living room and rear facing dining room off. The extended kitchen/breakfast room is also accessed from the entrance hall and leads to the utility and guest wc. The garage is also accessed from the kitchen as well as an up and over door from the drive way. Upstairs there are four fine bedrooms as well as the upgraded shower room.

The area is ideal for families of all ages. Numerous schools are nearby including Blackrock College, Willow Park, St. Andrews College, Sion Hill, St. Mary's boy's national school, Oatlands College and The Teresian School. Also close by is UCD & the UCD Michael Smurfit Graduate Business School.

There are excellent transport facilities nearby, including the DART at the bottom of Booterstown Avenue, the QBC on the Stillorgan Road and multiple bus routes on the Rock Road.

The property is located within a short walk to the shops on Woodbine Park, which include a pharmacy, post office and convenience store, and there is also a wide selection of shopping amenities in the immediate area including Merrion, Blackrock and Stillorgan Shopping Centres. Sandymount Strand and Blackrock Park which benefits from a large playground are a short walk away.

Accommodation

Entrance Hall - 4.83m x 1.78m

Inviting entrance hall with telephone point, ceiling coving, centre rose, under stair cloakroom and accommodation off.

Living Room - 4.23m x 3.72m (Max measurement)

Front facing interconnecting reception room overlooking the garden with bay window, ceiling coving, centre rose, TV point, marble feature fire place, sliding doors leading to the dining room.

Dining Room - 4.35m x 3.87m (Max measurement)

Bright reception room overlooking the rear garden with door giving access to same, ceiling coving, centre rose and a serving the hatch.

Kitchen/Breakfast Room - 4.31m x 4.41m (Furthest points)

Spacious and upgraded kitchen which over looks the rear garden. Benefiting from ample floor and eye level fitted storage units, integrated oven, hob, dishwasher, microwave and extractor fan, stainless steel sink, shelving, door giving access to the garage as well as access to the utility area.

Garage - 5.01m x 2.38m

Offering ample scope to be converted (stpp). Accessed from the driveway with an up and over door as well as the kitchen.

Utility - 1.51m x 1.71m

Tiled floor, plumbed for a washing machine, guest wc off, shelving and door to the rear garden.

Guest WC - 2.74m x 1.48m

Tiled floor, wc, whb and plumbed for a dryer.

Bedroom 1 - 4.76m x 3.08m (Max measurement)

Large front facing master bedroom benefiting from a bay window and built in wardrobes.

Bedroom 2 - 3.32m x 3.35m

Double bedroom overlooking the rear garden.

Bedroom 3 - 4.10m x 2.31m

Generous double bedroom with ample fitted wardrobes and hot press off.

Bedroom 4 - 2.28m x 2.17m

Front facing

Shower Room - 2.26m x 2.15m

Upgraded fully tiled shower room with wc, whb with storage unit below, chrome heated towel rail and a large shower cubicle with Triton T90XR power shower.

Outside

Gated entrance leading to the off street parking and access to the garage. The front garden is landscaped with a lawn, hedging and flower beds with an array of plant life.

The west facing rear garden which enjoys the afternoon and evening sun is c. 65 ft. long, laid to lawn, bordered by flower beds and offers ample scope for an extension (stpp).

BER: F

BER No.111853883

Energy Performance Indicator: 391.36 kWh/m²/yr

Features

- Well maintained and upgraded four bedroom family home
- Impressive c. 20m/65ft sunny west facing walled rear garden
- Gated entrance
- Excellent scope to extend subject to planning permission
- Off street parking
- Double glazed windows
- Garage which offers fantastic potential for conversion subject to planning permission
- Eircom Phone Watch alarm system
- Attractive bay windows to the front
- Excellent location in quiet residential area close to schools and amenities
- Within walking distance of shops, bus routes and the DART
- Close to St. Vincent's and Blackrock hospitals

Viewing By Appointment

