

For Sale

Asking Price: €875,000

Sherry
FitzGerald



5 Stradbroke Grove, Stradbroke Road,
Blackrock, Co. Dublin, A94 Y6P6

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BER C2





Stradbrook Grove is a small exclusive residential development ideally located just off the Stradbrook Road, a very popular location being close to both villages of Blackrock and Monkstown. No 5 is ideally situated to the front of the development and comprises a very good-detached family home with four bedrooms, three bathrooms and the benefit of a very private rear garden as well as off-street parking for two cars and a separate purpose built shed.

This home is beautifully presented throughout in modern neutral tones. A welcoming hall leads to a large inner hall with a bay window overlooking the front making an ideal work from home space. The living room is to the rear of the house and has an open fireplace with a gas fire inset and window overlooking the rear gardens. From here dual glazed doors open into a family room overlooking and opening into the rear garden this room is flooded in natural light with its pitched ceiling and Velux roof lights.

The kitchen/breakfast room runs front to back with a contemporary fitted kitchen with natural stone worktops, just off this is a utility room with access to the side. A spacious bedroom is to the front, and a shower room completes the downstairs accommodation.

Upstairs off a wide landing are three well-proportioned bedrooms. The main bedroom to the rear boasts a generous en-suite which is fully tiled. A further family bathroom completes the upstairs accommodation.

With the central location of Stradbrook Road, you are only a few minutes from the hustle and bustle of Blackrock & Monkstown

villages with their many shops, stylish boutiques, and cafes. Also located close to excellent primary and secondary schools including St. Andrew's College, CBC Monkstown, Loreto Foxrock, and Blackrock College to mention but a few. Transport links abound and include the N11, bus routes and Dart at Seapoint a 12-minute walk providing speedy access to the City Centre.

SPECIAL FEATURES

- Detached family home
- Floor area of approximately 152qm (1,636sq.ft.) approx.
- Downstairs bedroom with separate shower room (ideal for someone needing bedroom space on ground floor)
- Ideally situated in a quiet cul-de-sac in this highly regarded development
- Central location close to Blackrock & Monkstown Villages
- Surrounded by a host of excellent schools
- Well served by public transport including Bus & DART
- GFCH with Climote controls
- Detached garage
- Solar panels

ACCOMMODATION

Entrance Hall With tiled floor, ceiling coving, opening into:

Inner Hall With parquet flooring, ceiling coving, bay window

overlooking the front making an ideal space for a home office; floor to ceiling glazing with glazed door opening into;

Living Room With parquet flooring, ceiling coving, recessed lighting, window to rear, marble fireplace with marble hearth and raised gas inset, fitted shelving to the side of the chimney breast, glazed doors to Family Room With solid timber floor, pitched ceiling, Velux rooflights,

window to rear, double doors to rear garden; glazed door leading to: Kitchen With a contemporary high gloss handless kitchen with marble

worktops and splash back, Integrated Siemens Oven, four ring Siemens gas hob with extractor over, integrated Siemens dishwasher, integrated Liebherr fridge freezer, pantry press, wide cutlery and crockery drawers, display cabinet, undermount sink, quarry tiled floor, ceiling coving, recessed lighting, Logic System 24 gas boiler.

Utility Room With quarry tiled floor, window to side, door to side, floor and wall press units, plumbed for washing machine & dryer, single bowl sink, Climote heating controls

Bedroom 4 With parquet flooring and window to front

Shower Room Fully tiled walls & floor, WC, wash hand basin, shower cubicle and window to side

Landing With window to front and side, hatch to attic and door to shelved hot press with dual immersion

Bedroom 1 With window to rear, excellent range of high gloss fitted wardrobes, door to En-Suite With fully tiled walls and floor, WC, wash hand basin, bidet, quadrant shower with Redring expressions 520ts shower, fitted storage illuminated mirror fronted cabinets, recessed lighting, extractor and window to rear

Bedroom 2 With bay window to the front and fitted wardrobe

Bedroom 3 With window overlooking the rear, and fitted wardrobes

Bathroom With tiled walls, Velux window, bath with shower attachment over, WC, wash hand basin, bidet, fitted mirror

GARDEN

To the front the property is approached by both a vehicle and pedestrian gate. A granite cobble driveway provides excellent off-street parking with a wide side with double timber gates leads to the rear garden. The remainder of the front garden is laid out in lawn bordered by mature planting. The garden to the rear is immensely private and laid out mainly in lawn with patios all bordered by an abundance of mature planting, shrubbery, and trees. To the rear of the garden is a Barna shed and purpose-built shed.

BER

BER C2, BER No. 11127152

Energy Performance Indicator: 187.88 kWh/m²/yr





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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.