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For Sale

Asking Price: €1,150,000

Sherry FitzGerald



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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.

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50 Castle Court, Booterstown,
Co. Dublin, A94 Y9X9

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BER C3





A charming, spacious detached bungalow sitting on a large corner site discreetly tucked away in this tremendously popular residential enclave just off Booterstown Avenue and further benefitting from rear access on to Grotto Avenue.

the lake overlooking the coast where there are further coastal walks.

The property provides impressive and exceptionally well-proportioned accommodation centred around a light filled games room with internal accommodation comprising an entrance hall with guest WC, a dual aspect living room with a southerly and westerly bay window with double doors leading to a dining room which in turn leads to a kitchen and utility room with access to the rear garden. Off an inner hall are 3 well-proportioned bedrooms with the main bedroom availing of an en-suite shower room. A further en-suite bedroom overlooks the front. To the centre of the property is a light filled games room. A family bathroom completes the internal accommodation.

Castle Court is ideally situated within minutes of the seafront and DART station and within a short stroll of Blackrock Village with its array of cafés, restaurants, boutique-style shops and two shopping centres. The area is surrounded by some of south Dublin's most popular schools such as Willow Park, Booterstown National School St. Andrews College, Blackrock College and Colaiste Íosogáin to name but a few. Public transport is excellent with Booterstown DART Station on the doorstep as well a regular bus service (No. 4, No. 7, No.7a) on the Rock Road. The residents of Castle Court enjoy access to private grounds to include a playground, tennis and basketball courts. Local recreational amenities include Blackrock Park with its 35 acres of grounds offering beautiful walks around

SPECIAL FEATURES

- Detached bungalow extending to 188 sq.m. (2,024 sq.ft)
- Rear access on to Grotto Avenue
- Excellent off-street parking for up to 4 cars
- Playground and tennis court within the development for resident's use
- Within minutes of the seafront and DART Station
- Surrounded by a wide selection of highly regarded primary and secondary schools
- Within easy reach of Blackrock Village
- Short walk to the seafront and DART



ACCOMMODATION

Entrance Hall With tiled floor, ceiling coving, 3 windows overlooking games room, digital alarm, door to;
Guest WC With tiled floor, wc, wash hand basin, window to front
Living Room Dual aspect with bay window to the south and to the west, solid timber floor, ceiling coving, glazed door into games room, beautiful marble fireplace with marble inset and hearth, Aarow solid fuel stove, double doors opening into;
Dining Room With bay window to the side, solid timber floor, ceiling coving, centre rose, door to
Kitchen With solid timber kitchen with tiled worktops and walls, picture window overlooking the side, integrated double Electrolux oven, Zanussi dishwasher, four ring gas hob with extractor over, dual bowl sink, breakfast bar with seating, shelved hotpress with dual immersion, recessed lighting.
Utility Room With tiled floor, timber panelled ceiling, tiled walls, window to side double doors to rear garden, Bosch washing machine, Zanussi dryer, Bosch fridge freezer, additional sink, Vokera Mynute HE gas boiler
Bedroom 1 With window and glazed door to rear, excellent range of fitted wardrobes, recessed lighting, glazed door to games room, large fitted mirror and shelving, door to;
En-Suite With fully tiled walls and floors, quadrant shower, wc, sink set into vanity unit with 2 drawer storage, heated towel rail, large fitted mirror and Velux roof light
Bedroom 2 With an excellent range of fitted wardrobes and

dressing area with mirror, window overlooking the rear
Bedroom 3 With large dressing/study area with hatch to attic, window overlooking the rear
Bathroom With fully tiled walls and floors, bath with Triton T90xr shower over, wc, wash hand basin, heated towel rail, fitted mirror, Velux roof light
Games Room With pitched ceiling, solid timber floor, glazed panel doors to 5 rooms
Bedroom 4 With picture window overlooking to front, Velux roof light, fitted shelving, door to:
En-Suite Fully tiled, wc, wash hand basin, shower

GARDEN

The property is approached by a wide asphalt driveway with cobble border providing excellent off-street parking for up to four cars. To the side of the property a level lawn is has a large mature flower bed to the front with an abundance of colourful planting, gated side access leads to the rear garden. The garden to the rear is laid out in lawn with gazebo with tiled floor, a purpose-built outhouse.

BER

BER C3, BER No. 118486612
Energy Performance Indicator: 219.76 kWh/m²/yr

