

BER D2



Errigal

1 Rowan Park Avenue, Blackrock, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



Errigal, 1 Rowan Park Avenue, Blackrock, Co. Dublin

Features

- Charming detached 1930s property.
- Stunning south facing garden with immense privacy.
- Generous accommodation extending to approximately 1,905 sq.ft. (177 sq.m including the garage)
- Fitted carpets, curtains and appliances included in the sale.
- Principal bedroom ensuite
- Versatile garage to the side
- GFCH
- Walking distance to top schools
- Excellent transport links

A rare gem in a prime Blackrock location. Nestled on the charming and highly sought after Rowan Park Avenue, Errigal is a beautifully proportioned detached residence dating from the 1930s. This elegant home offers approximately 1,884sq.ft. (175sq.m) of well-balanced accommodation exuding warmth and character while seamlessly blending period charm with modern convenience. With its timeless elegance, superb location and delightful private south facing garden, Errigal presents a rare opportunity to acquire a truly special family home in Blackrock.

The spacious and elegant accommodation includes a welcoming entrance hallway, a beautiful dining room overlooking the front with a charming bow window and a living room to the rear that enjoys views of the private garden. The kitchen/breakfast room provides a functional and bright space for family dining, complemented by a large utility area. Additional ground floor features include a downstairs wc, laundry room and a versatile garage and a fourth bedroom conveniently located on the ground floor. On the first floor, the principal bedroom benefits from a recently upgraded ensuite, while a recently refitted family bathroom serves two remaining well-proportioned bedrooms.

Errigal enjoys a superb setting and location situated on Rowan Park Avenue which is a picturesque tree lined road in the heart of Blackrock, renowned for its peaceful ambience and strong sense of community. This prime address is within walking distance of Blackrock and Monkstown villages offering a wealth of amenities including boutique shopping, fine dining and excellent cafes. The area is exceptionally well served by transport links with the DART, multiple bus routes and easy access to the N11 and M50 ensuring effortless connectivity to Dublin city centre and beyond. Blackrock is home to some of Dublin's most prestigious schools including Blackrock College, Saint Andrews College, Willow Park and Carysfort National School. UCD Belfield campus is also a short drive away. The area offers a fantastic selection of parks, sports clubs enhancing the exceptional lifestyle on offer.





Accommodation

Entrance Hall: 2.8m x 4.9m (9'2" x 16'1") Lovely welcoming entrance hallway with double height vaulted ceiling onto the gallery landing, semi solid wood flooring, understairs cloakroom. Door through to

Dining Room: 4.9m x 4.7m (16'1" x 15'5") verlooking the front, bay window, maple floor.

Living Room: 4.6m x 6m (15'1" x 19'8") beautiful room overlooking the rear, door to rear, maple floor, gas stove

Kitchen Breakfast Room: 6.6m x 3.4m (21'8" x 11'2") very well fitted with good range of floor and eye level units, wooden countertop, tiled splashback, dual sink, siemens four ring electric hob, extractor fan, dishwasher, integrated dual oven, integrated fridge freezer, window overlooking the rear, tiled floor, archway through to

Side Room: 6.2m x 2.9m (20'4" x 9'6") with tiled floor which could have multiple uses such as games room

Downstairs WC: with whb, tiled floor

Laundry Room: 2.61m x 2.74 (8'7" x 2.74) plumbed for washing machine and dryer, houses the gas boiler

Bedroom 4: 3.7m x 3.3m (12'2" x 10'10") To the front, with walk in cupboard and understairs storage.

Garage: 3.3m x 6.2m (10'10" x 20'4") with door to front

First Floor

Landing: With access to a partially floored attic and shelved hotpress

Principal Bedroom: 6.2m x 4.7m (20'4" x 15'5") with raised roof to create extra ceiling height, velux windows, with Built in wardrobes

Ensuite: Newly refurbished, with velux window, shower, w.c and w.h.b.

Family Bathroom: 2.3m x 2.5m (7'7" x 8'2") recently fitted, very smart fixtures and fittings, bath with rainshower, tiled walls and tiled floors

Bedroom 2: 3.6m x 3.15m (11'10" x 10'4") To the rear with built in wardrobes, access to eaves storage

BER Information

BER: D2. BER No: 103137113.

EPI: 263.11 kWh/m²/yr.

Eircode

A94 P266





OFFICES

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820
E: blackrock@lisneysir.com

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

55 South Mall,
Cork, T12 RR44
T: 021 427 8500



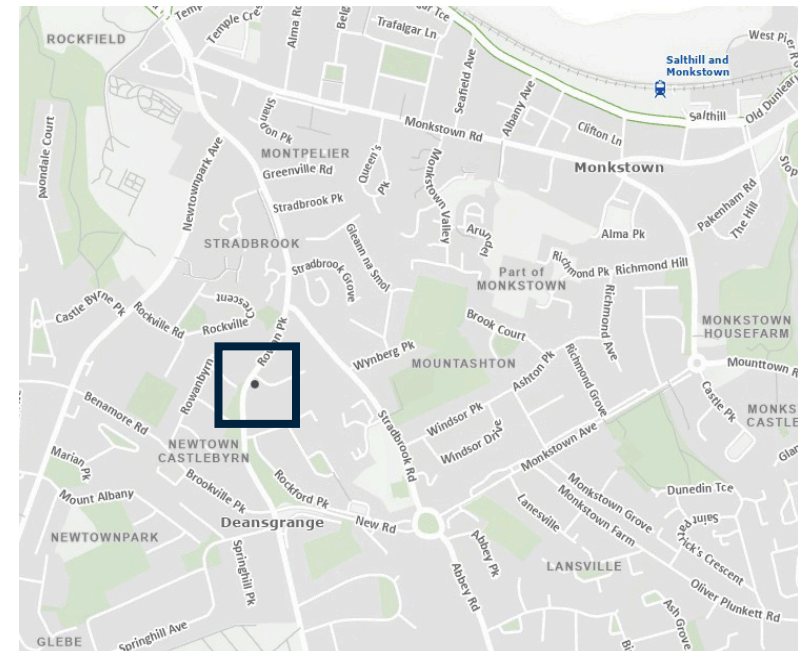
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



Copyright © Talite Eirreann - Surveying
Licence No. CYAL50423539

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.





© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's
INTERNATIONAL REALTY