



32 Granville Park, Blackrock, Dublin A94YV32

130 sq.m

DNG Rock Road

Blackrock, Co. Dublin

T: 01 283 2900 | E: rockroad@dng.ie

Negotiator:

Dan Steen

PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



32 Granville Park, Blackrock, Dublin A94YV32

DNG Rock Road are pleased to offer this fine family home to the market. 32 Granville Park is an attractive detached house sitting on a very large site with a magnificent mature rear garden. To the front the property boasts a large attractive driveway with off street parking for multiple cars as well as a well kept lawn and access to the adjoining garage. Located in this well respected, mature and immensely desirable residential enclave on the border of Foxrock & Blackrock, the road comprises well spaced out detached houses and is always favoured by those seeking a fine detached home in a family orientated area as well as those considering downsizing in the locality.

Internally 32 Granville Park is presented in very well maintained condition and benefits from recent redecoration as well as new carpets throughout. The impressive accommodation comprises welcoming entrance hall with balcony-style landing above, large dual aspect living room, dining room with access to rear patio, large accessible bathroom and kitchen with access to the adjoining garage. Upstairs there are three bedrooms including a very large master and a family bathroom.

One of the best features of the house is its very large rear garden which can be accessed directly from the living room and dining room or via the large adjoining garage to the side. The garden is beautifully maintained with a verdant lawn dotted with fruit trees and mature planted borders with roses and specimen bushes. With established hedging on both sides and large trees to the rear the garden is a wonderful space ideal for families with young children. The adjoining garage provides excellent storage space and boasts a working w/c and large separate store room. There is obvious potential to extend the property to the rear or to the side incorporating the garage space subject to planning permission.

An ideal home for any family with its close proximity to a selection of well-established schools: Hollypark National Schools, Lycee Francais D'Irlande, Loreto Foxrock, Blackrock Colleges, St. Andrew's College, Oatlands College and Mount Anville to name a few. It is also within easy reach of UCD and the Smurfit Business School. There are many leisure attractions nearby including Blackrock Park and the coastline. Blackrock Village and Stillorgan are within easy reach and many other major shopping centres are also convenient.

Public transport is extremely well catered for with the Quality Bus Corridor (46a, 145 etc) within a few minute's walk and Blackrock DART station as well as the M50 and Luas are only a short drive away making the commute to the city centre all the easier.

Accommodation

Entrance Hall 4.4m x 3.2m

Welcoming entrance hall with carpet flooring and vaulted ceiling looking up to balcony-style landing. Under-stair storage and Phone Watch Alarm Panel.

Living Room 7.2m x 4m

Spacious dual aspect living room with door leading to rear patio. Attractive red-brick fireplace with open fire.

Dining Room 3.4m x 3.6m

Bright dining room with serving hatch to kitchen. New carpet flooring and double doors to rear patio.

Bathroom 3.0m x 2.2m

Spacious accessible bathroom with tiled flooring, w/c, wash basin, heated towel rail and accessible shower with Triton T90Z power shower.

Kitchen 4.8m x 3.0m

Generous kitchen with wood-effect vinyl flooring, built in cabinets and host of appliances including electric oven and hob, fridge-freezer and dishwasher.

Garage 8.7m x 3.2m

Large garage space accessed via side door from kitchen, single and double doors from front and side door to rear garden. Excellent storage space with plumbing for washing machine as well as practical w/c.

Storage Room 4.0m x 2.8m

Practical storage room accessed from rear of garage. Could suit a number of uses.

Landing 4.45m x 1m

Balcony-style landing with carpet flooring and access to all 1st floor rooms.

Master Bedroom 4.6m x 4.0m (maximum measurements)

Large double bedroom with carpet flooring, built-in wardrobes and bright outlook over rear gardens towards Howth.

Bedroom 2 3.4m x 3.2m

Spacious double bedroom with carpet flooring and built-in wardrobes with bright outlook over rear gardens towards Howth.

Bedroom 3 3.0m x 2.6m

Large single bedroom with carpet flooring, built-in wardrobe and bright outlook over rear gardens towards Howth.

Bathroom 2.6m x 2m

BER: G

BER No. 112359088

Energy Performance Indicator: 504.05 kWh/m²/yr

Features

- Fine Three Bedroom Detached Home Located On Generous Site
- Magnificent Private Landscaped Rear Garden
- Spacious Adjoining Garage With W/C And Store Room
- Excellent Potential To Extend To The Rear And/Or Side S.T.P.P
- Large Front Garden With Off Street Parking For Multiple Cars
- Phone Watch Alarm System
- Oil Fired Central Heating
- Within Close Walking Distance Of Excellent Schools And Transport Links

Viewing By Appointment

