



# SUMMERVILLE

21 Cross Avenue, Blackrock, Co. Dublin

BER EXEMPT



*exclusive affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



# SUMMERVILLE, 21 CROSS AVENUE, BLACKROCK, CO. DUBLIN



DATING FROM C.1807, SUMMERVILLE IS UNDOUBTEDLY ONE OF BLACKROCK'S MOST IMPRESSIVE AND ATTRACTIVE RESIDENCES.

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*515 sq m / 5,540 sq ft (approx.)*

*For Sale by Private Treaty*

*BER Exempt*



## DESCRIPTION

Standing on 0.5 acres (approx.) of wonderfully mature and secluded gardens, Summerville comprises a very imposing two storey over garden level detached residence with elaborate ironwork canopies to the front at Hall Floor level in addition to a most attractive cast iron balcony to the side and rear. Further enhancing Summerville's appeal, is its prime location on Cross Avenue, one of South Co. Dublin's most desirable and convenient residential roads.

Providing over 515 sq m / 5,540 sq ft (approx.) of wonderfully elegant and flexible accommodation, this majestic property has retained its numerous period features enabling the discerning purchaser to create a truly outstanding residence of unique style and character.

Located to the side of the property is an annex which currently provides additional accommodation to the main house but could be converted into a self-contained apartment, (subject to planning permission).

In brief, the property comprises:

## ACCOMMODATION

### MAIN HOUSE

#### HALL LEVEL

**Entrance Porch:** incorporating original stained glass panels leading to

#### **Gracious Entrance Hall:**

**Drawing Room:** with feature bow window incorporating 2 windows and glazed door to balcony. Magnificent ceiling with ornate shell & vine motif, original white marble mantelpiece, dual aspect with twin windows to front and rear

**Dining Room:** with original marble mantelpiece, tiled insert and hearth, impressive ornate cornice and centre rose, feature arched dresser and door to back hall and serving hatch, 2 windows to front and door to inner hallway

**Large Kitchen/BreakfastRoom:** with oak timber floor, Clive Nunn wall and floor units, with Kilkenny limestone worktop, Belfast sink, Bosch dishwasher, island unit, gas AGA, gas & electric hob, Neff oven, door to

**Walk-in Pantry:** with door to

**Bathroom:** wash hand basin, w.c. and bath

#### GARDEN LEVEL

**Hallway:** with door to understairs store/cellar and to

**Inner Hallway:** with door to understairs storage, door to rear and storeroom

**Living Room:** with feature bow window, door to rear garden, dual aspect, feature cast iron fireplace, John Daly fitted shelves and presses and door to

**Conservatory:** large double glazed Hampton Conservatory, with glazed pitched roof, tiled floor, John Daly radiator cover and double doors to garden

**Home office/Study:** with bookshelves and door to

**Games Room:** with door to

**Office/Bedroom 5:** with built-in desk window overlooking the back garden

**Bedroom 6:** double with twin windows to rear

**Self-contained Annex:** double stained glass doors from front garden to outer hall with tiled floor and cloaks press, door to

**Laundry/Kitchen:** with pine wall and floor presses, Belfast sink, plumbing for washing and dryer, 2 recently installed Viessmann boilers and door to

**Enclosed yard:** with a variety of storage areas, large bicycle shed and garden sheds

**Library:** with extensive wall to wall book shelves and door to

**Shower Room:** tiled floor, step in shower, w.c., wash hand basin

## FIRST FLOOR

**Landing:** leading to

**Main Bedroom:** large double room with dual aspect, extensive built in John Daly wardrobes and dressing table, feature bow windows overlooking the back garden

**Bedroom 2:** double, with walk-in wardrobe and outlook over the front garden

**Shower Room Ensuite:** with shower, wash hand basin, w.c., built in storage, heated towel rail, tiled floor

**Bedroom 3:** double, with outlook over the back garden, built in John Daly bookshelves, study desk and built in wardrobes

**Bedroom 4:** double with view of the back garden, built in John Daly wardrobe, cast iron fireplace and book shelves

**Main Bathroom:** with His & Her sink, bath with shower attachment and w.c., heated towel rail and recessed lighting

**Landing:** with stairwell leading to roof space and outside roof, accessed via glass panelled doors

## OUTSIDE

To the front, accessed through large security gates, is a good sized front garden providing generous off-street parking for 5/6 cars. The back garden, which is laid out in lawn, is an outstanding feature of the property due to its very generous size and the excellent seclusion provided by the numerous mature trees, including Monterey Pine, Californian Redwood, Monkey Puzzle, apple trees and shrubs. Located in an enclosed courtyard to the rear of the property are numerous storage and garden sheds.





# FLOOR PLANS





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