

SUMMERVILLE

21 Cross Avenue, Blackrock, Co. Dublin



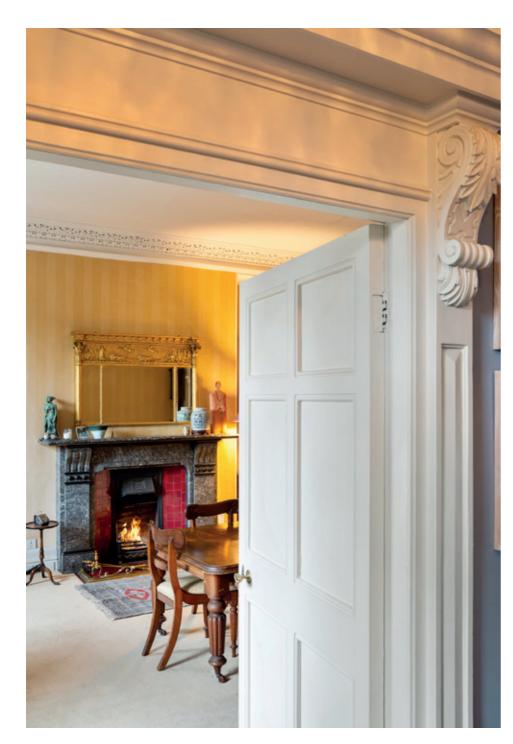




SUMMERVILLE, 21 CROSS AVENUE, BLACKROCK, CO. DUBLIN



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



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 mantlepiece, dual aspect with twin windows to front and rear

Dining Room: with original marble mantlepiece, 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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