

For Sale

Asking Price: €650,000



5 The Stables, St Helen's Wood,
Boosterstown, Co. Dublin, A94 NT04

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BER C3



Ground Floor



First Floor



The Stables in St Helen's Wood certainly has that instant 'kerb appeal' that can be hard to find these days. The Stables is ideally situated in a quiet cul-de-sac in St Helen's Wood and just a short stroll to the Radisson Hotel. Originally part of the old stable block of St Helens House on Booterstown Avenue, it was converted in the early 90's into stylish and modern townhouses. Retaining the original bell clock tower, and with a mix of red brick and granite rendering, it is easy to see why The Stables has such wide appeal.

The charm and character that is evident from the exterior certainly carries through to the interior of this fine home. Beautifully presented throughout in modern neutral tones, it really has that 'fall in love' factor. The accommodation briefly comprises bright entrance hall with high ceilings, two bedrooms, one double and one single, a walk-in dressing room and bathroom downstairs. Upstairs is the stunning open plan kitchen/living/dining area. This room is flooded with natural light from the two large Velux rooflights ensuring this space is bright all year round. With feature wooden ceiling beams and exposed brickwork staying true to the original character of the building blending seamlessly with the modern kitchen, it is a perfect space for entertaining and relaxing.

The convenience of the location is second to none with a wealth of amenities on the doorstep including local shops and Gleeson's pub on Booterstown Avenue. Blackrock Village with its array of specialty shops, cafes and restaurants is a pleasant stroll, while The Merrion, Stillorgan and Dundrum shopping centres are within a short drive. Many of Dublin's premier schools are also within walking distance. Public Transport is well catered for with Booterstown Dart Station and the Quality Bus Corridors on Rock

Road and Stillorgan Road. Dublin Bay can be enjoyed via Booterstown Strand and Bird Sanctuary while local parks with modern children's playgrounds are within easy reach at Booterstown & Blackrock.

SPECIAL FEATURES

- Quiet cul-de-sac location close to Booterstown and Blackrock
- Superbly presented throughout in showhouse condition
- Sunny, private rear garden
- Abwood built 'garden room' ideal as a home office
- Bright, modern open plan kitchen/living/dining
- GFCH
- Management fee €635 per annum approx
- Broadband available

ACCOMMODATION

Floor Area: 67sq.m. / 721sq.ft. approx.

Hallway 5.57m x 1.75m (18'3" x 5'9")

Bright hallway with high ceilings, laminate flooring, recessed lighting, ceiling coving, Smart understairs storage, door to rear garden.

Bathroom 2.27m x 1.37m (7'5" x 4'6")

Tiled floor, metro style wall tiling, wc, wash hand basin with understorage, black bathroom fittings, bath with Triton T90 electric shower, heated towel rail, window to rear.

Bedroom 1 2.25m x 4.03m (7'5" x 13'3")

Double room with carpet flooring, large window to front, recessed lighting, ceiling coving, high gloss fitted wardrobes.

Dressing Room 1.55m x 2.56m (5'1" x 8'5")

Laminate flooring, ceiling coving, recessed lighting, fitted storage units, door to ...

Bedroom 2 1.57m x 2.56m (5'2" x 8'5")

Single room with laminate flooring, window to rear, ceiling coving and recessed lighting.

Open plan kitchen/living/dining 6.12m x 5.94m (20'1" x 19'6")

Stunning open plan area with 2 large Velux rooflights, feature wooden ceiling beams, high gloss kitchen units with black countertops, integrated wine fridge, electric hob and oven, undercounter double fridge, integrated dishwasher. Kitchen island with understorage. Large window overlooking front green area, feature exposed brick wall.

GARDEN

The rear garden is the perfect spot to enjoy the sunshine. It is laid out with ease of maintenance at the forefront with artificial grass and raised flowerbeds to the side. There is the added bonus of a wooden clad Abwood 'garden room' which is an ideal space for working from home or just to have as an extra space to sit out and relax in. It has laminate flooring, recessed lighting, wash hand basin, space for washing machine and dryer and an undercounter fridge. Communal parking to the front.

BER

BER C3, BER No. 104784491

Energy Performance Indicator: 220.36 kWh/m²/yr



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Joan O'Hanlon Assoc. SCSl
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 1919103
E: joan.ohanlon@sherryfitz.ie

MORTGAGE ADVICE

For free independent advice
on mortgages talk to
Emmet Farrelly
T: 01 2880088
M: 087 1245891
E: blackrock@sherryfitz.ie

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