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**For Sale**

Asking Price: €1,395,000

**Sherry FitzGerald**



**NEGOTIATOR**

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BER D1

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.





**Entrance Hall** Lovely wide entrance hall with wooden flooring, carved Oak staircase to upper floors, coving and centre rose, cloakroom to the left with window overlooking the front with excellent built in storage and understairs storage.

**Drawing Room** Bright room to the front with box bay window, wooden flooring, picture rail, ceiling coving and centre rose, lovely period fireplace with wooden surround and mantle with tiled inset and hearth with inset stove, sliding doors to Dining Room. Another bright room to the rear with wooden flooring, picture rail, ceiling coving and centre rose, matching period fireplace to the living room with wooden surround and tiled inset and hearth and open fire. Glazed doors to Sunroom. Lovely room with French doors directly to rear garden, full length window, pitched pine vaulted ceiling with Velux and recessed lighting. Door to

**Kitchen** Tiled floor with country style wooden kitchen with wall and floor units, pitched pine vaulted ceiling with Velux and recessed lighting, large picture window and double stainless-steel sink and tiled splashback, integrated double oven, hob with extractor fan and dishwasher. Leading to Family Room. Timber flooring with wooden panelled wall and pantry storage, wood burning stove with black granite hearth. Home Office. From the kitchen this room is currently in use as a home office with window to the front and carpet flooring. Laundry/utility. Tiled floor with lots of storage, plumbed for washing machine and dryer and door to rear garden. WC. Fully tiled with wall hung wc and sink unit with storage and mirror. Landing. Carpet stairs to upstairs floor with lovely stained-glass window to the side and large hot press. Bedroom 1 Large double bedroom to the front with box bay window and extensive built in wardrobes and walnut laminate

flooring.

**Bedroom 2** Double bedroom to the rear with window over the rear garden, sink unit and walnut laminate flooring.

**Bedroom 3** Single bedroom to the rear with window, built in shelving and walnut laminate flooring.

**Bedroom 4** Double bedroom to the front with window and walnut laminate flooring.

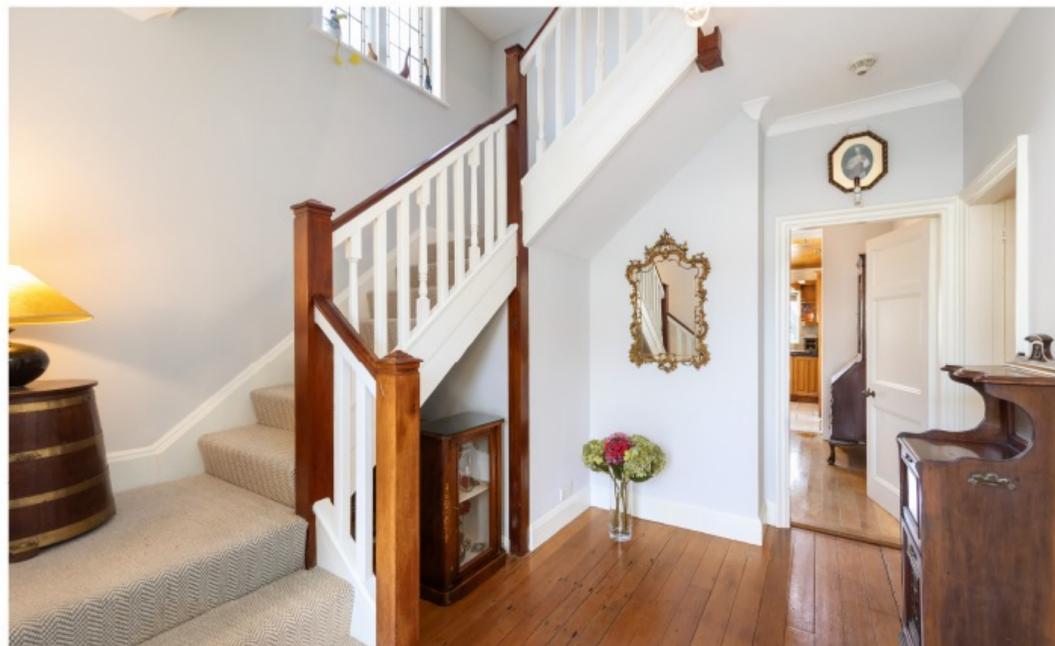
**Shower Room** Fully tiled with large shower cubicle and monsoon rain shower, wash hand basin with vanity unit and led mirror, wc and window to rear.

**Landing** With feature Oak wooden stairs with open treads, and Velux window.

**Attic Room** With carpet flooring, Velux window, wardrobes with shower room ensuite.

#### SPECIAL FEATURES

- Superb Crampton built semi-detached home
- Measuring 170sqm approx. (193sqm including the attic rooms)
- Converted Attic Room
- Original features such as fireplaces and doors with brass furnishings
- Lovely private southeasterly rear garden
- Private off-street parking
- Close to all local schools and amenities
- Gym / home office
- Excellent public transport with DART and bus routes
- Solar panels
- Alarm
- Oil fired central heating



#### PROPERTY DESCRIPTION

A beautifully presented 1930's Crampton built home that retains many of the original features of the era, ideally situated on highly regarded and sought after road only minutes from the seafront, DART, Booterstown and Blackrock Village. This lovely spacious home with its partially red bricked façade and archway to hall door is approached by a pillared gated entrance to a gravelled driveway with paved pathways, there is off-street parking for two cars. There is hedging to the front providing privacy for the owner and there is bin storage, bike storage and wood storage for the wood burners.

On entering the home, the elegant reception hall immediately sets the tone with high ceilings, polished hardwood floor and carved Oak staircase. On the left there is a very handy cloakroom with extensive built in and understairs storage and a window to the front. To the right are two beautiful interconnecting reception rooms, a living room with bay window overlooks the front and a dining room overlooks and opens into a sunroom with direct access to the large, paved patio area and the rear garden, both rooms retain their original features with timber fireplaces, ceiling coving and picture rails. A kitchen off the sunroom both with pitched pine vaulted ceilings, is flooded in natural light with a large picture window and rooflight, the real heart of the home. There is a den off the kitchen with a wood burning stove and a further room to the left is currently in use as a home office. There is also a large utility and laundry room with



wc and a door leading directly to the rear garden. At first floor level of a wide landing are four well-proportioned bedrooms with the main bedroom availing of a bay window overlooking the front. A family bathroom completes the internal accommodation. At the 2nd floor level accessed via a bespoke walnut, open tread staircase is another room with shower room ensuite with Velux windows, wardrobes and eaves storage.

The location of St Helens Road could not be beaten being within a short distance of Booterstown and Blackrock Village with its speciality shops, two shopping centres, cafés, restaurants and boutiques it is easily accessed walking through Blackrock Park. The

#### GARDEN

The immensely southeasterly private garden is a real feature of this home measuring approx. 23m (57 ft) in length and has been professionally landscaped to include a large, paved patio area and raised flower beds featuring ferns, lavender etc with Silver Birch trees and provides all day sunshine to dine al fresco or just relax. There is extensive storage at the rear of the garden, and this would be an ideal home office, gym or teenage hangout.

#### BER

BER D1, BER No. 105579445

Energy Performance Indicator: 227.99 kWh/m<sup>2</sup>/yr