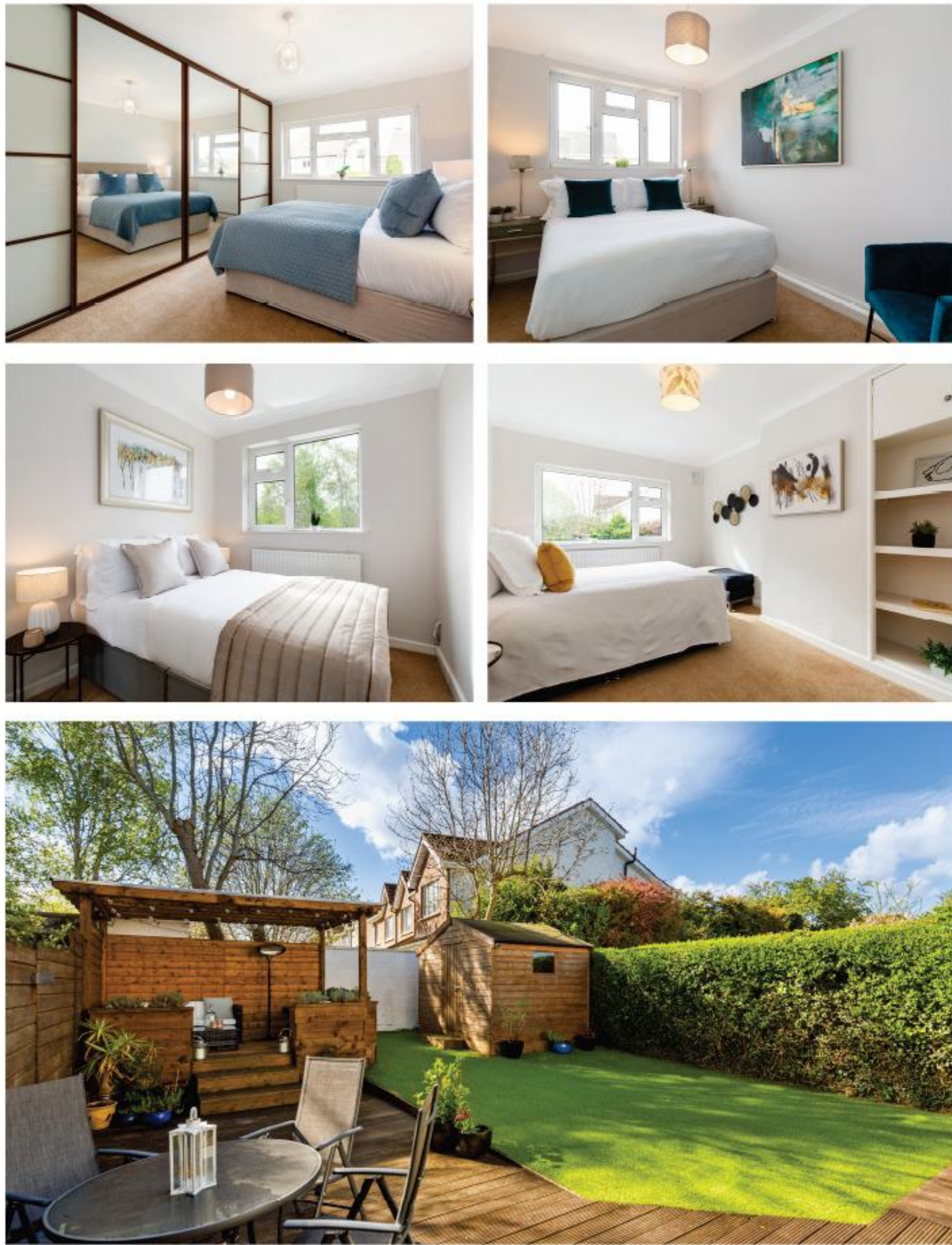




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Sherry FitzGerald



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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.

20 Trimleston Road, Booterstown,
Co. Dublin, A94 XK24

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BER D2





Sherry Fitzgerald are delighted to introduce 20 Trimleston Road, a superb five bedroomed home in this highly sought after location. Presented in good decorative condition throughout, it offers light filled, open plan living accommodation downstairs. The accommodation extends to 186sq.m. including the attic. Within walking distance of Booterstown DART, bus routes, a choice of top schools and excellent local shopping. This home has everything you could wish for in a choice location.

Upon entering you have an immediate sense of light and space with neutral tones and newly fitted laminate flooring throughout. There is a choice of three separate reception rooms downstairs along with the modern open plan family/kitchen/dining area - perfect for family living. This extended space has a pitched ceiling with Velux rooflights, and, boasting a sunny southerly aspect, is bright throughout the day. French doors open out from here onto the large decking area. Accessed off the kitchen is a utility and a guest wc is off the hallway.

Upstairs there are five bedrooms, four doubles and one single. A full bathroom and separate shower room complete the accommodation on this level. A spiral staircase from the landing brings you up to the converted attic space. This area is divided into two separate rooms, both flooded with natural light from the Velux roof lights. It also has ample eaves storage at the sides.

Ideally located just off the Rock Road the convenience of the location cannot be overstated, with local shopping on

Woodbine Road not to mention being within a short distance of the Merrion Shopping Centre and Blackrock village with its specialty shops, restaurants and boutiques. Recreational amenities are well provided for with Elm Park Golf Club, UCD Belfield, Blackrock Park and Sandymount Strand for leisurely strolls. St Vincent's Hospital is within walking distance as is RTE. Public transport is well catered for with Booterstown DART station within a short stroll, and a superb choice of bus routes on the QBC which runs on both the Rock Road and N11 and the Air Coach giving a direct link to Dublin Airport. A superb choice of schools is located close-by, some of which include Oatlands College, Willow Park, Coláiste Íosagáin, Coláiste Eoin, Muckross Park, Mount Anville, Teresians, St Andrews, St Michaels, and Blackrock College.

SPECIAL FEATURES

- Measuring 186sq.m/ 2,002sq.ft approx including attic
- Sunny southerly private rear garden
- Electric car charging point in front driveway
- Ideal location close to Blackrock, Booterstown and Mount Merrion
- Minutes walk from Booterstown DART station
- Light filled accommodation throughout
- Five bedrooms – four doubles and one single
- Converted attic space
- Wooden pergola in rear garden with multiple outdoor socket points
- Extended open plan kitchen/living/dining



ACCOMMODATION

Floor Area: 186sq.m. / 2,002sq.ft. approx. including attic
 Hallway Laminate flooring, ceiling coving, radiator cabinet.
 Guest WC Tiled floor, corner wash hand basin, wc, central light, tiled splashback.
 Study/Playroom Laminate flooring, central light, window
 Living Room Laminate flooring, ceiling coving, window to front, open fireplace with white wooden surround, black slate inset and hearth.
 Family Room Laminate flooring, ceiling coving, centre rose, French door to rear decking area, open fireplace with marble hearth and inset with white painted mantle.
 Kitchen/Dining Laminate flooring, painted wooden kitchen units, tiled splashback, kitchen island with under storage, Indesit double oven, de Dietrich 4 ring electric hob, extractor, Powerpoint dishwasher, undercounter fridge, 1 1/2 stainless steel sink unit and drainer, pitched ceiling with 2 large Velux rooflights and French doors opening onto decking.
 Utility Room Laminate flooring, central light, plumbed for washing machine and dryer.
 Bedroom 1 Double bedroom, carpet flooring, central light, Sliderobes, ceiling coving, window to front.
 Bedroom 2 Double bedroom, carpet flooring, ceiling coving, central light, shelving and window to rear.
 Bedroom 3 Double bedroom with carpet flooring, central light, ceiling coving, window to rear.

Bedroom 4 Double bedroom with carpet flooring, central light, ceiling coving, window overlooking rear.
 Bedroom 5 Single bedroom with laminate flooring, ceiling coving, central light, window to front.
 Shower Room Tiled floor and walls, wc, wash hand basin, Mira power shower, central light.
 Bathroom Tiled floor and walls, recessed lighting, wc, wash hand basin with under storage, two windows to rear, bath with shower attachment, fitted mirror and storage. Shelved Hot press.
 Attic area 1 Carpet, Velux rooflight, wash hand basin, central light.
 Attic area 2 Carpet, Velux rooflight, eaves storage and central light.

GARDEN

Outside there is a lovely private sunny south facing rear garden with large decking area providing ample space for outdoor dining. There are steps up to a raised pergola with multiple outdoor sockets - the perfect spot to relax and enjoy the evening sunshine. Outdoor garden lighting creates a wonderful evening ambience. A wooden Barna shed provides outdoor storage and there is an outside tap. To the front there is a gravelled driveway for off-street parking.

BER

BER D2, BER No. 118249853

Energy Performance Indicator: 295.13 kWh/m2/yr

