

**Sherry  
FitzGerald**

#### NEGOTIATOR

Ronan O'Hara  
Sherry FitzGerald  
8 Main Street Blackrock  
Co Dublin A94 X9W0  
T: 01 288 0088  
T: 01 210 3730  
E: blackrock@sherryfitz.ie

#### MORTGAGE ADVICE

For free independent advice on mortgages talk  
to Peter Magee  
T: 086-8060917  
E: peter.magee@sherryfitz.ie

[sherryfitz.ie](http://sherryfitz.ie)

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# For Sale

Asking Price: €925,000

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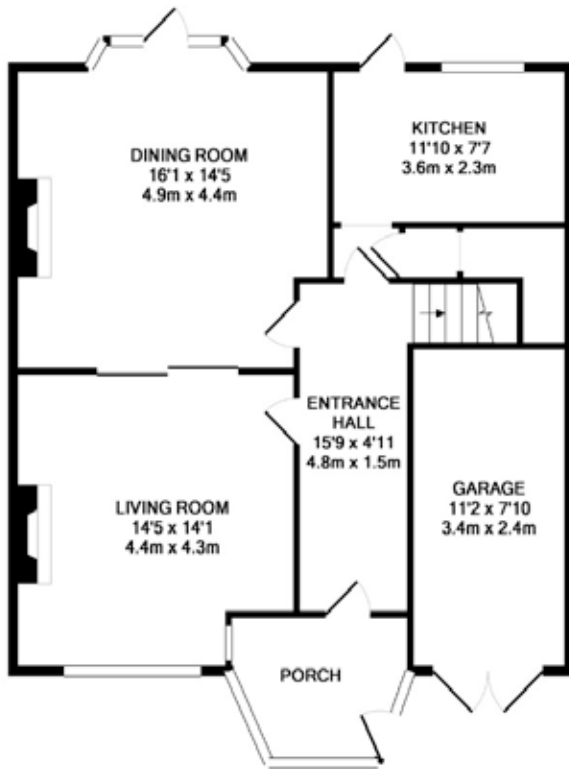


16 Maretimo Gardens East,  
Blackrock, Co. Dublin

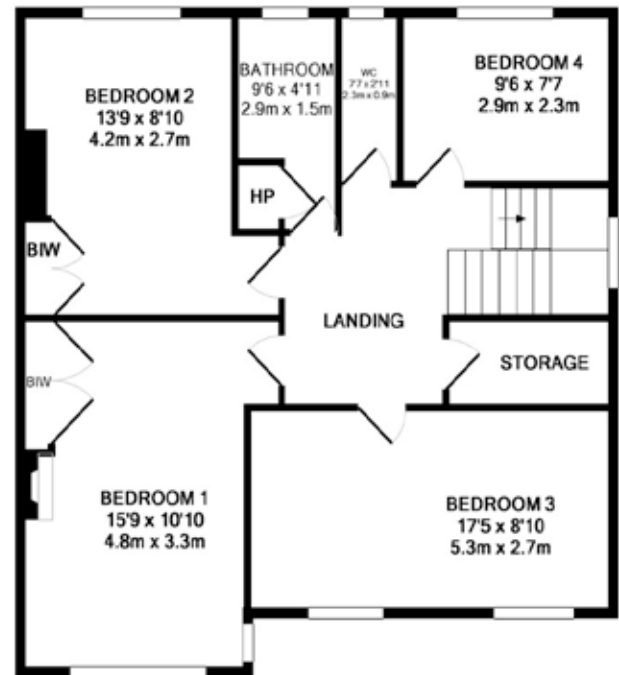
BER E1

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Layout of  
Ground Floor



Layout of  
First Floor



Rarely does a house with such spectacular sea views come to the market on this highly regarded residential road. No. 16 Maretimo Gardens East is a large semi-detached home full of character and charm, featuring breathtaking views across the city coastline. Number 16 is a property which is simply bursting with potential to be transformed into a beautiful bespoke family home situated in this established neighbourhood within easy reach of all the facilities of Blackrock and Booterstown.

Although in need of some updating the well-designed layout is ideal for modern day living with a spacious living room complete with original ceiling coving and a fireplace with solid fuel stove, double doors open through to an attractive dining room again with ceiling coving and fireplace. The kitchen and a w.c. are also on this level as too is the garage which could be converted to provide extra living space. Upstairs, there are three double bedrooms and a single bedroom, the rear bedrooms with stunning sea views. There is also a family bathroom and a separate w.c.

A true feature of this little piece of heaven is the 75 foot terraced rear garden which features a large patio. Enjoying panoramic views, its proximity to the sea cannot be beaten and residents are spoiled with panoramic views and private access to the foreshore providing unequalled opportunities for leisurely walks and other seaside activities. The front garden offers off street parking with further parking available in the garage. There is an attractive patio area bordered by mature plantings which is ideally positioned to enjoy sun from the early afternoon till late in the evening.

A seaside location and adjacent Blackrock village are the perfect combination. Located just moments from the bustling village, residents are spoiled for choice with a vast array of cafes, restaurants, gourmet food shops as well as high street shops and boutiques. Some of Dublin's most highly regarded schools are also nearby. Both Blackrock and Seapoint DART stations are within a 10 minute walk from the house and together with several bus routes provide reliable access to the city centre.







## ACCOMMODATION

Floor Area 145 sq mtrs approx. = 1561sq ft approx.

**Porch:** With stone tiling and door to...

**Entrance Hall:** Wide space with polished wood floor, ceiling coving, picture rail and built in shelving.

**Living Room:** To the front with box bay window, wood floor, picture rail, ceiling coving, feature fireplace with black and white granite surround and wood burning stove inset, radiator cover and TV point. Sliding door to...

**Dining Room:** With bay window, wood floor, picture rail, ceiling coving, radiator cover, open fireplace and access to patio.

**W.C:** With under stairs storage, wash hand basin and w.c.

**Kitchen:** With fitted floor and wall units, provision for oven, stainless steel sink with drainer and access to garden.

**Landing:** With wood floor, attic access and store room.

**Bedroom 1:** Dual aspect double bedroom with wood floor, tiled fireplace, radiator cover, phone point and built in wardrobes.

**Bedroom 2:** Double bedroom to the rear with stunning sea views, radiator cover, picture rail, built in shelving and built in wardrobes.

**Bedroom 3:** Double bedroom to the front with wood floor, picture rail and original shutters.

**Bedroom 4:** Single bedroom overlooking the garden with picture rail and stunning views.

**Bathroom:** With tiled walls, hot press, bath with shower attachment and w.c.

**W.C:** With tiled walls, wash hand basin and w.c.

## BER

BER E1,

BER No. 109784280

Energy Performance Indicator: 335.95 kWh/m2/yr.

## GARDEN

Delightful 75 foot terraced rear garden features a large patio with stunning views across the bay – perfect for outdoor dining. It is planted with a number of mature trees and specimen plants and features generous outdoor storage and covered side access to the front of the house with it's sunny southward facing patio. The front garden offers off street parking and a patio space positioned to benefit from the evening sun.

## SPECIAL FEATURES

- Residents have private access to the foreshore
- Stunning sea views
- Double glazing to rear
- Spacious four bedroom home
- Potential to extend (subject to PP)
- Garage
- Mature gardens
- Off street parking
- Cul-de-sac location
- Close proximity to Blackrock
- Within 10 minute walk to both Blackrock & Seapoint DART stations.
- Excellent transport routes

## SERVICES

- GFCH
- TV points
- Phone points

