



my SherryFitz

Open 24/7

REGISTER NOW TO SEARCH FOR PROPERTIES, MAKE AND VIEW OFFERS, ANYTIME YOU LIKE.



24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS

For Sale

Asking Price: €1,350,000

Sherry FitzGerald



NEGOTIATOR

Ronan O'Hara Assoc. SCSi
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 257 8885
E: ronan.ohara@sherryfitz.ie

MORTGAGE ADVICE

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

sherryfitz.ie

31 Frascati Park, Blackrock, Co. Dublin, A94 H5W8

sherryfitz.ie - make and view offers 24/7

BER C3



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.

SF70547_12252



Verandah style entrance porch with Indian Sandstone paving. Georgian style Hall door with beautiful custom made stained glass windows on either side, leading to Entrance Hall: Elegant entrance hall with ceramic tiled floor, ceiling cornicing. Understairs cupboard.

Guest WC: Tiled floor with wash hand basin and wc.

Drawing Room: With bay window overlooking the front garden, attractive marble fireplace with black granite hearth, ceiling cornicing, centre rose and carpet flooring.

TV Room/Family Room: Ceramic tiled floor, fitted display shelving on either side, ceiling cornicing, centre rose, door with glazed panelled doors which lead into

Kitchen/Dining Room: Spacious, modern Newcastle Design kitchen with large centre island and feature lighting overhead, with Belfast sink and natural stone worktops and splashback. Two drawer Fisher & Paykel dishwasher and Bosch dishwasher, There is also a Neff oven and wine cooler. Two pull out chopping boards, large Fisher & Paykel American style fridge/freezer with wine storage overhead. Hardwood flooring and two windows with sash windows and window seats overlooking the rear garden and there are also double doors which give access to the rear garden. There is a large roof light window. This room has recessed lighting and is also wired for Sonas sound system. Door to utility/laundry room.

Utility Room/ Laundry: Large room with tiled floor, plumbed for washing machine and dryer and excellent fitted shelving and sink unit. Hot press with immersion heater.

Study/Home office: With tiled floor the same as the entrance hall, attractive timber panelled walls, fitted cupboards, ceiling coving, wall lights, window to front with window seat.

Landing: Spacious landing area with carpet flooring and

windows and door leading to balcony area.

Bedroom 1: Large double bedroom with attractive bay window overlooking the front garden, carpet flooring and centre rose.

Shower Room Ensuite: Fully tiled with stand in shower still with rain showerhead, wash hand basin with mirror, heated towel rail and wc. Dressing Room: With extensive fitted shelving and shoe storage racks, storage for woolens and chest of drawers with dressing mirror.

Bedroom 2: Large double bedroom to the rear, carpet flooring, window with floor to ceiling wardrobes.

Bedroom 3: Double bedroom to the rear, carpet flooring and built in wardrobes.

Bathroom: Fully tiled with bath and telephone shower attachment, wash hand basin and wc. Large dressing mirror, window with frosted glass.

SPECIAL FEATURES

- Measuring 197.4sq.m/ 2,25sq.ft including the attic room approx.
- Large attic room with eaves storage and 3 Velux windows
- Stunningly presented property in heart of Blackrock
- Gem Hand crafted hardwood sash windows
- Large extension with hand made Newcastle Kitchen
- Re enforced roof in kitchen extension
- New Hot water tank
- CCTV cameras and alarm system
- GFCH
- High quality double glazed windows and doors
- Original 1920's panelled internal doors with brass fittings



DESCRIPTION

Sherry FitzGerald is delighted to present No. 31 Frascati Park to the market. This delightful 1920's bay-fronted property which has been sensitively refurbished and upgraded with great taste and flair by the current owners, creating a most impressive, bright, and spacious family home of distinction on this sought after the road in the heart of Blackrock.

The crowning glory of number 31 is the splendid Newcastle kitchen/ dining room to the rear of the property with its high ceiling, vast array of built in units, large centre island unit and excellent built in appliances with utility / laundry room off. This room overlooks the glorious landscaped and totally private rear garden. To the front is the stylishly decorated drawing room which is perfect for entertaining guests and on the right of the elegant hall is a fine study/home office. A tastefully decorated guest wc completes the accommodation at this level.

An attractive original carved timber staircase rises gently to the first-floor landing with its feature balcony of which there are three good bedrooms, the main has a fine shower room ensuite and excellent dressing room, there are two more good double bedrooms overlooking the rear garden and then there is the main family bathroom. A further flight of stairs leads to a large attic room.

This is a wonderful family home enjoying the benefits of a total refurbishment in recent years. Its' location close to Blackrock Village and the many premier schools all nearby with all the local amenities, both social and essential. The proximity to shopping facilities and the transport links with the DART just a five-minute walk will undoubtedly render it a popular choice for families and home hunters alike. This is a wonderful opportunity to acquire a stunning home in a most desirable address.

GARDEN

Outside there is a 'picture post card' and utterly delightful and completely private landscaped rear garden an oasis of peace and quiet to relax in. The front garden is also private behind high hedgerows and sliding gates.

BER

BER C3, BER No. 103991980

Energy Performance Indicator: 216.4 kWh/m²/yr

