

For Sale

Asking Price: €875,000



11 Trimleston Avenue, Booterstown,
Co. Dublin, A94 VY07



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BER D1



Sherry FitzGerald are delighted to introduce this very well presented, semi-detached home in turnkey condition throughout in this sought-after location within walking distance of the DART, bus routes, a choice of top schools and excellent local shopping. This beautiful home has everything you could wish for and all modern comforts in a choice location.

On entering the hall there is a lovely dual aspect living dining room on the right hand side, which is the full depth of the property. There are matching black Victorian cast iron fireplaces, recessed lighting, laminate flooring, ceiling coving and picture rails. The living room has a lovely box bay window, while from the dining room area there are lovely double doors which open out to the large south facing rear garden. There are fitted shelves in the alcove by the fireplace in the dining room and there are radiator covers. Through an archway is the kitchen, which is finished in white with white tiled splashbacks, and wooden worktops with a Belfast sink. There is a window overlooking the large garden and a door leading outside. Off the kitchen is bedroom 4 which is a good size with a large window and a cupboard concealing the washing machine. There is also an understairs guest wc.

Upstairs there are two double bedrooms, one single bedroom and a family bathroom. The main bedroom is to the front with a superb range of built-in wardrobes and a box bay window overlooking evergreen trees surrounding the German Embassy. The second double bedroom is to the rear overlooking the garden, along with the family bathroom and the single bedroom is to the front.

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

Montrose and 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, not to mention 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 Willow Park, Coláiste Íosagáin, Coláiste Eoin, Muckcross Park, Mount Anville, Teresians, St Andrews, St Michaels, and Blackrock College.

SPECIAL FEATURES

- Attractive family home.
- Opposite evergreen trees surrounding the German Embassy
- Large southeast rear garden.
- Front garden
- Pristine condition.
- Short walk to UCD.
- Close to DART and Seafront.
- Double glazed.
- GFCH.
- Security System.
- Off-street parking.

ACCOMMODATION

Floor Area: 114sq.m/ 1,227sq.ft. approx.

Hall: With black and white tiled floor, dado rail, radiator cover, recessed lighting, and coving.

Guest WC: Partially tiled, recessed lighting, wc and wash hand basin.

Living/Dining Room: Measuring full depth of the house, this dual aspect room has laminate wooden flooring, matching black Victorian cast iron fireplaces, radiator cover, box bay window, recessed lighting and there is a matching fireplace in the dining room area which also had a picture rail and fitted shelving and double doors leading to the rear garden.

Kitchen: Well-fitted white wooden kitchen with wooden worktops and a Belfast sink. There is a Whirlpool oven, 4 plate hob and overhead extractor hood and fan, Powerpoint dishwasher. Whirlpool fridge.

Door to garden.

Bedroom 4/ Home Office: Laminate flooring, window over the front garden. Cabinet with washing machine.

Landing: With window to the side.

Bedroom 1: Main double bedroom to the front with a superb range of full-length built-in wardrobes, recessed lighting. Box bay window and nice aspect over the Embassy grounds opposite.

Bedroom 2: Double bedroom to the rear with fitted shelves, nice view over the rear garden.

Bedroom 3: Single bedroom to the front with lovely aspect over the Embassy gardens.

Bathroom: Tiled floor, partially tiled walls, bath with hand shower and shower screen, wc, wash hand basin with mirror over with a glass shelf, a small window to the side and big window to the rear.

GARDEN

Outside there is a lovely southeast facing rear garden which is enclosed and mainly in lawn with a paved sun patio at the bottom of the garden, ideal for dining al fresco and entertaining. There is also a separate sun terrace outside the kitchen door, and it is lovely and safe for children to play. To the front there is a gravelled driveway providing off-street parking for two cars, there is also a bin storage area and Portuguese laurel hedging and shrubbery.

BER

BER D1, BER No. 111636288

Energy Performance Indicator: 235.4 kWh/m²/yr



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