

For Sale

Asking Price: €985,000

Sherry
FitzGerald



33 Priory Avenue, Stillorgan,
Co. Dublin, A94 PY59

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BER E1





An attractive semi-detached family home, situated on a wide site on the sunny west side of this highly sought after and convenient residential location minutes from the QBC on the N11 that provides ease of access to highly regarded primary and secondary schools, the city centre and UCD. The property further boasts an extensive stunning mature west facing rear garden of 38m (125ft) in length

33 Priory Avenue is well set back from the road and is approached by a pillared entrance opening on to a large, gravelled driveway providing excellent off-street parking for numerous bordered by mature hedging and planting. Wide gated side access provides access to a separate garage. Internally the accommodation extending to 119sqm/1281sqft approx. comprises a beautiful reception hall, to the right overlooking the front is a living room, a dining room with sliding patio door opens into the west facing rear garden. A kitchen to the rear has an additional sunroom flooding the room with natural light, off the kitchen is a utility room. A shower room completes the accommodation at this level. At first floor level off a light filled landing with a window overlooking the front are three well-proportioned bedrooms. A family bathroom completes the accommodation internally.

The garden to the rear is a huge feature of this home with its sunny westerly aspect. It is laid out with a gravelled area ideal for BBQs and entertaining with a raised lawn bordered by an abundance of mature planting, shrubbery and trees. The garden also has a separate garage with storeroom to the rear. This garden measures an incredible 38m (125ft) in length.

This idyllic location could not be more convenient being within easy reach of the villages of Blackrock and Stillorgan with their

wide range of facilities and amenities to include shopping centres, cafes, bars, boutiques, library as well as a host of highly regarded restaurants. Local recreational facilities include Blackrock Park and Mount Merrion pitch and putt course as well as the seafront offering beautiful coastal walks. Public transport is excellent with the QBC on the N11 and the DART at Blackrock. The area is surrounded by an abundance of highly regarded primary and secondary schools to include Blackrock College, Willow Park School, St Andrew's, Loreto Foxrock, Oatlands and Nord Anglia School to name but a few. UCD and Smurfit Business School are also nearby.

SPECIAL FEATURES

- Ideally situated within easy reach of Stillorgan & Blackrock.
- Extensive west facing rear garden of 38m (125ft) in length
- Well set back from the road.
- Floor area of approximately 119sqm/1281sqft approx.
- Excellent public transport including QBC on N11 and DART.
- Surrounded by a host of highly regarded primary and secondary schools.
- Gas fired central heating.
- Carpets and kitchen appliances included in the sale.

ACCOMMODATION

Floor Area: 119sq.m / 1281sq.ft. approx.

Entrance Hall Wide reception hall with ceiling coving, understairs storage housing the Baxi gas boiler. Beautiful stairway to first floor and three windows to the front.

Living Room With ceiling coving, picture window to front and brick fireplace with tiled hearth and gas inset.

Dining Room With ceiling coving, sliding patio door to rear garden, brick fireplace with tiled hearth.

Kitchen/Breakfast Room With a range of wall and base units, tiled splash backs, single bowl sink, Cannon oven with extractor over, and feature bay sun room overlooking the sunny rear garden.

Utility Room With window to side Hotpoint larder fridge, Hotpoint larder freezer, Bosch washing machine, fuse box & extractor.

Shower Room With window to side, partially tiled walls, WC, wash hand basin set into vanity unit with storage, shower cubicle with Triton T90si shower.

Landing With widow overlooking the front, shelved hot press with dual immersion, Stira to attic.

Bedroom 1 With window overlooking the front.

Bedroom 2 With fitted wardrobes and drawers and window overlooking the rear garden.

Bedroom 3 With fitted wardrobes and drawers and window to rear.

Bathroom With dual windows to the side, partially tiled walls, cast iron bath, WC, wash hand basin, shower cubicle with Triton T90 shower, heated towel rail, hatch to attic.

GARDEN

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BER

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Energy Performance Indicator: 339.56 kWh/m²/yr





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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.