

# For Sale

Asking Price: €895,000

Sherry  
FitzGerald



7 Greenville Road, Blackrock,  
Co. Dublin, A94 YN57

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BER E1





An attractive part red-brick fronted semi-detached family home, ideally situated on this highly regarded and much sought quiet cul-de-sac just off Stradbroke Road within easy reach of Blackrock and Monkstown Villages, the seafront and Dart station. The property is currently laid out as two self-contained units but has been done so in such a way to allow for a very easy conversion back to a very fine family home.

7 Greenville Road is approached by a pillared entrance opening onto a wide cobble-lock driveway providing excellent off-street parking for 3 cars, the remainder of the front garden is laid out in lawn with mature shrubbery and trees. Gated side access from here leads to the immensely private rear garden. Internally the overall accommodation extends to approx. 155sq.m. (1,668sq. ft). At ground floor level a welcoming reception hall with original timber floor has excellent understairs storage. To the right a living room overlooks the front and has original timber flooring, a fireplace with timber mantle, marble hearth and solid fuel burning stove. Double doors from here lead to a double bedroom overlooking the rear garden. A further living room to the rear, again with original timber flooring has a raised brick fireplace with open fire and shelved storage to either side of the chimney breast. A door from here leads to the kitchen that overlooks and opens into the rear garden. The kitchen has a range of wall and base units and quarry tiled floor. To the front of the property is a further double bedroom. A family bathroom completes the accommodation at this level.

At first floor level off a landing with large shelved hot press and hatch to attic is an open plan living/dining room with dual windows overlooking the front and Adam style fireplace with gas inset. Both bedrooms at this level are double in size with one

overlooking the front and one overlooking the rear. A kitchen with wall and base units overlooks the rear garden. A separate bathroom and WC complete the internal accommodation.

Residents of Greenville Road enjoy a mature setting just a short distance from the hugely popular Villages of Blackrock and Monkstown, with their shopping centres, trendy boutiques, and coastal walks, as well as highly regarded restaurants, cafes, and coffee shops. Transport needs are well catered for with DART at Seapoint as well as several Dublin bus links providing easy access to the City Centre and beyond. Also nearby are an excellent selection of primary and secondary schools including CBC Junior and Senior School, Rockford Manor, Holly Park, Blackrock College, St. Andrews College & Loreto Foxrock to name but a few.

#### SPECIAL FEATURES

- Double fronted semi-detached family home.
- High ceilings throughout
- Currently laid out in two units allowing for an easy conversion back to one family home
- Floor Area of approximately 155 sq.m. (1,668 sq. ft)
- Quiet cul-de-sac setting on a highly regarded road.
- Off-street parking for 3 cars on cobble-lock driveway
- Central location close to Blackrock & Monkstown Villages.
- Surrounded by a host of excellent primary and secondary schools.
- Well served by public transport including Bus & DART.
- GFCH



## ACCOMMODATION

### Ground Floor Unit 1

**Entrance Hall** With solid timber floor, picture rail, digital alarm, under stairs storage with cloak area

**Living Room** With original solid timber floor, ceiling coving, picture window overlooking the front, open fireplace with exposed brick, solid timber mantle, marble hearth, solid fuel burning stove

**Bedroom 1** With laminate flooring, window to rear

**Bedroom 2** With laminate flooring, ceiling coving and window overlooking the front

**Bathroom** With laminate flooring, partially tiled walls, wc, wash hand basin, bath with shower attachment over, fitted mirror & timber paneled ceiling

**Living Room** With solid timber floor, picture rail, window to rear, brick fireplace with brick hearth and open fire, shelved storage to either side of the fireplace, door to;

**Kitchen** Range of wall and base units, tiled splashback, paneled ceiling, integrated Zanussi Oven, four ring electric hob, digital heating controls, tiled floor, window to rear, door to rear garden

### First Floor Unit 2

**Landing** With picture rail, hatch to attic, shelved hotpress with dual immersion excellent storage, fusebox

**Living/Dining Room** With dual windows overlooking the front, Adam style fireplace with marble hearth

**Bedroom 3** With window overlooking the rear, fitted wardrobes, sink with fitted mirror

**Kitchen** With a range of wall and base units, window to rear, single bowl sink, plumbed for washing machine, tiled splash backs, digital heating controls, Glow worm Flexicom 18sx gas boiler

**Bedroom 4** With window overlooking the front picture rail

**Bathroom** Bath with shower attachment, wash hand basin, partially tiled, window to rear, fitted mirror

**WC** With wc and window to rear

## GARDEN

The garden to the rear is a particular feature of this home offering immense privacy. The garden measures approx. 16m (52ft) in length and is laid out mainly in lawn with mature planting, shrubbery and trees. A purpose-built outhouse has two storage rooms one housing the Potterton gas boiler. There is also a further garden shed.

## BER

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Energy Performance Indicator: 316.81 kWh/m<sup>2</sup>/yr







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