

For Sale

Asking Price: €1,050,000

Sherry
FitzGerald



5 Avoca Place, Blackrock,
Co. Dublin, A94 X4C4

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BER C1



GROUND FLOOR



Within a 3-minute walk of Blackrock village, lies this exceptional home of contemporary style and quality workmanship, measuring 119 sq.m./ 1,280 sq. ft approx. with wonderful vaulted high ceilings allowing light to prevail. The quality is evident from entry with both Oak parquet hardwood flooring and bright polished tiled floors that lead to a private rear garden that is not overlooked with a most enviable southwest orientation with outside rockery and water features.

Externally, the house retains its original charm with new double glazed sash windows and wood-panelled front door. The morning room sits to the right, it boasts a handsome feature fireplace with high efficiency gas fire and limestone surround. This area flows into the kitchen which is fitted with beautiful bespoke white gloss and matt grey fitted units. Beyond the kitchen lies the dining room with impressive bespoke sliding bookshelf, acting as a room divider between it and the adjoining living room or could be used for entertaining on a grand scale to one's own use. Both the dining and living room enjoy the travertine courtyard as their focal points, with large sliding doors leading to same.

The spacious main bedroom also looks onto the courtyard gardens and is fitted with sliding wardrobes which conceal the 'James Bond style' luxurious ensuite bathroom with power shower. The second double bedroom and stylish main bathroom with atmospheric lighting complete the remarkable internal accommodation. The courtyard is a real feature of number 5, it enjoys the all-day sunshine whilst boasting raised railway sleeper beds and a calming water feature set behind two beautiful granite slabs with outside lighting.

The ultimate in south Dublin's seaside suburbia, located only

minutes from the popular village of Blackrock and only a stones' through from excellent bus routes and DART. Also, within walking distance of Smurfit Business School and Carysfort park, excellent choice of primary and secondary schools, newly refurbished Frascati and Blackrock shopping centres and a host of cafes, bars and restaurants. There are some superb coastal walks for the fitness enthusiasts and swimming at Seapoint, is a mere 15-minute walk away.

SPECIAL FEATURES

- Stunning, fully renovated, and extended residence
- Designed by Architect, Dermot Bannon
- Two large double bedrooms with master ensuite
- Oak parquet flooring & natural limestone floor in kitchen and dining room
- Travertine patio with water feature and lighting
- Bespoke fitted kitchen with marble counter tops
- 5-amp lighting
- Pressurised water system
- Velux windows
- Monitored alarmed system
- G.F.C.H.
- T.V.
- Phone points
- Alarm

ACCOMMODATION

Floor Area: 119sq.m. / 1,281sq.ft. approx.

Entrance Hall: With oak parquet flooring, recessed lighting, Velux window, wood-paneled front door, phone point and glass paneled door to

Lounge: With new sash window, hardwood floor, feature fireplace with limestone surround, gas fire and marble base, Eircom Phonewatch alarm panel, opens onto.

Kitchen: Kitchen fitted with bespoke white gloss and matt grey units, natural limestone floor, marble counter, double sink, 5 ring Fisher and Paykel gas hob and electric oven, recessed lighting, opening to.

Dining Room: With natural limestone floor, large glass sliding door to courtyard, step up to.

Living / Family Room: Triple aspect room with parquet oak flooring, large roof light, satellite TV point and bespoke sliding bookshelf that acts as room divider.

Bedroom 1: Luxurious double bedroom with sliding glass panelled door to courtyard, TV point, oak parquet flooring, built in wardrobe incorporating sliding door to.

Ensuite: With tiled floor and walls with recessed storage shelves, wall mounted mirror with lighting, storage unit with fogged glass doors, wall lights, Mira, walk in power shower with Velux window, wash hand basin and w.c.

Bedroom 2: Located to front with high ceilings and storage with Oak parquet floors.

Bathroom: With tiled floor and walls with recessed storage shelves, Velux window, wall lights, bath with Mira power shower, wall mounted mirror with lighting, wash hand basin and w.c.

GARDEN

There is a beautiful courtyard which is accessed from the dining room, living room and master bedroom and enjoys the all-day sunshine. It boasts a beautiful water feature with granite slabs, raised railway sleeper beds, an old stone wall and garden lighting. Bin storage is provided to front with small, railed gardens and shrubbery.

BER

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Energy Performance Indicator:



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