

For Sale

Asking Price: €795,000

Sherry
FitzGerald

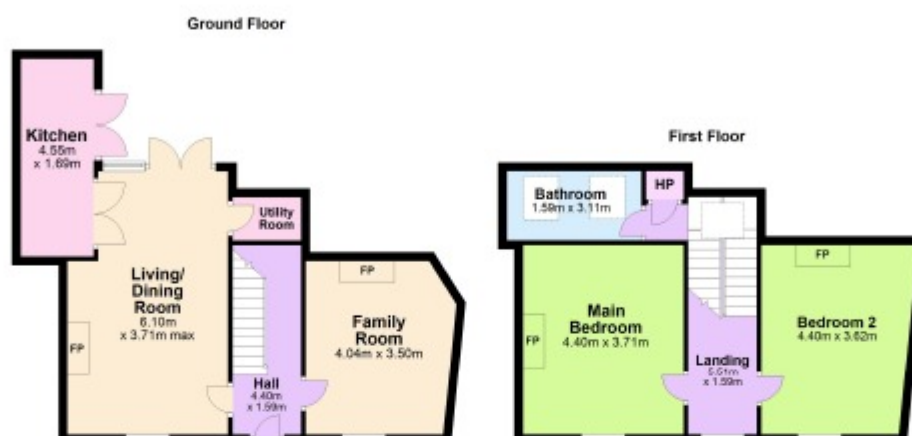


10 Green Road, Blackrock,
Co. Dublin, A94 W7K6

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BER E1





Number 10 Green Road, is an instantly appealing and exceptionally attractive Edwardian red-brick fronted residence of considerable charm and character.

Dating back to 1840, it is truly a beautiful home of immense style, incorporating many original period features and also offering a private courtyard rear garden - all situated in a most prestigious residential location within easy reach of Dublin city and minutes from the coast, Blackrock, Monkstown and Dun Laoghaire. With the wonderful 'Lazy Days Café' around the corner, serving arguably the best scones in Blackrock, it is the perfect place to call home if you are looking for something just that little bit different in this most desirable of locations.

This fine home has been beautifully maintained and sensitively refurbished over the years to provide a comfortable and modern home, yet retains all of its original period charm. From the high ceilings, original sash windows, and floor to ceiling rear glass doors out to the courtyard garden – every room is airy and flooded with natural light. Having been well cared for, it now comes to the market in excellent decorative order throughout. To the front there are two reception rooms, one either side of the hallway. The living/dining room which is to the left of the hallway is simply superb running front to back and gives access to the kitchen and out onto the courtyard garden. The modern galley kitchen overlooks the garden and really brings the 'outdoors in' through the large floor to ceiling glass doors. Both the living room and the drawing room on the other side of the hallway boast original period fireplaces. The drawing room could easily be used as a 3rd bedroom if so required. A utility is accessed off the dining area. On the first floor there are two generous double bedrooms and a modern bathroom suite. The landing area is very spacious and with the sash window overlooking the front, it is a lovely spot in itself to relax and unwind.

Situated on one of the areas most sought after roads, Green Road is ideally located within a short walking distance of a host of amenities including Blackrock with its two shopping centres, a variety of restaurants and bars, excellent schools, colleges, and public transport. Blackrock's DART station ensures access to the city centre. Within walking distance are some of Dublin's premier secondary schools such as Blackrock College, St. Andrews, Sion Hill, Colaiste Iosagain, Carysfort National School and Booterstown National School. There is also a wealth of leisure facilities in area with Blackrock Lawn Tennis club on the door step as well as golf, sailing, tennis, bowls, rugby clubs and cinemas all within close proximity.

All in all, No.10 Green Road is one of those rare finds - something a little bit special with a real 'fall in love' factor. One not to be missed!

SPECIAL FEATURES

- Charming Edwardian period home.
- Two/three bedrooms.
- Central location in Blackrock.
- Close to all amenities.
- Private front and rear outside spaces.
- High ceilings.
- Original sash windows.

ACCOMMODATION

Floor Area: 102.4sq.m. / 1,102sq.ft. approx.

Hallway Wooden flooring, ceiling coving, understairs storage area.

Drawing room/Bedroom 3 Wooden flooring, picture rail, central light, window to front, open period fireplace with decorative inset and surround.

Living/Dining Room Wooden flooring, central light, ceiling cornice, window to front, radiator cover, open period fireplace with decorative inset and surround, modern glass panelled Crittal style door to kitchen and door to courtyard garden.

Kitchen Wooden flooring, recessed lighting, modern Shaker style kitchen units with metro wall tiled splashback, granite countertop, stainless steel sink unit and drainer, integrated microwave, fitted oven, 4 ring gas hob, extractor, integrated dishwasher. Door to courtyard garden. Door to utility.

Utility Room Plumbed for washing machine.

Landing Carpet flooring, picture window overlooking front.

Bedroom 1 Double room with carpet flooring, central light, window overlooking front, open period fireplace.

Bedroom 2 Double room with carpet flooring, central light, window overlooking front, open period fireplace.

Bathroom Tiled floor and walls, bath with Mira shower, Velux rooflight, wc, wash hand basin with under storage, fitted mirror and recessed lighting.

GARDEN

The property has a private little courtyard to the front and a courtyard garden to the rear ideal for al fresco dining.



BER

BER E1, BER No. 104409305

Energy Performance Indicator: 336.97 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.

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