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For Sale

Asking Price: €1,400,000

Sherry FitzGerald



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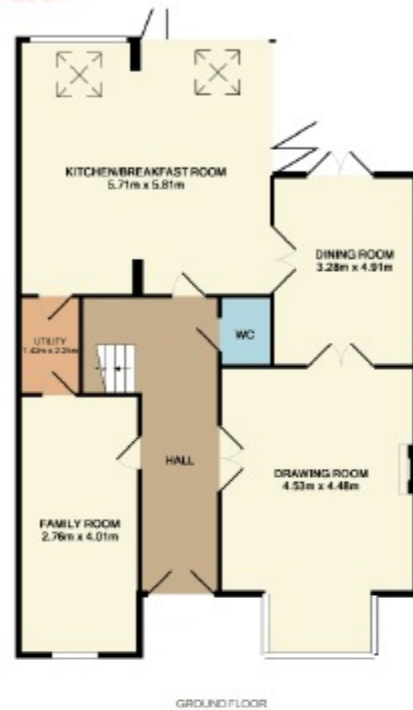
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BER C2

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.



GROUND FLOOR



FIRST FLOOR



Sherry FitzGerald is proud to present number 5 Avoca Park. A wonderful opportunity to acquire a spacious four-bedroom property in an exclusive cul de sac development. Built in 1995 by Castlethorn this development has always had a well-deserved reputation for quality and workmanship. Number 5 has been extensively renovated in 2014, including new triple glazed windows throughout, a new roof to the sunroom, kitchen layout remodel with internal layout amendments (including RSJ installation). The kitchen also benefits from direct access to the deck and garden via trifold doors, opening the space to the sunny garden. New bathrooms and custom-made wardrobes were installed, and the heating/insulation of the property was updated. Number 5 Avoca park is ideally located in a quiet part of the development overlooking a small green. Due to the property's position, it boasts a larger gravelled driveway than most, allowing parking for three to four cars.

Upon entering the property, you are greeted by a bright airy hallway with feature wood panelling on the walls and dark Oak flooring. There is also a guest wc and under stair storage. There is an exceptionally bright and well-proportioned interconnecting drawing room/dining room in lovely contemporary colour with ceiling coving, feature fireplace with gas fire, wood panelling on the walls, Oak flooring with double doors giving access to the rear garden. The kitchen/breakfast room spans the width of the back of the house and has an extensive modern built in kitchen with a large centre island unit featuring Quartz work top. There is a new eye level oven and grill, five plate gas hob and oven, overhead extractor fan, polished granite work top, wine cooler,

larder unit, Oak flooring and recessed lighting. Bi-folding doors give access to the sunny west facing rear garden and there is a large remote-controlled Velux roof light allowing natural light to flood the room. A spacious utility room off the kitchen provides plenty of extra storage. Overlooking the front is a good-sized family room perfect for a study or child's playroom. Floored attic storage above this room is accessed via an entry point with folding stairs. Rising to the first floor, you are welcomed by a bright landing with wood panelling halfway up the walls from the hallway and there is a large shower room which is partially tiled around the large shower cubicle. Four generous bedrooms with built in storage and a bathroom en-suite off main bedroom complete this exceptional family home.

SPECIAL FEATURES

- Attractive four bedroom family home
- Measuring 175.5sqm/1889sqft approx
- Quiet cul de sac
- Sunny West facing garden
- New modern fitted kitchen and appliances
- New gas boiler New triple glazed windows throughout New bathrooms
- Services
- GFCH Security System
- TV and Phone points
- Very generous off-street parking



ACCOMMODATION

Entrance Hall Bright welcoming hall with dark Oak flooring and wood panelling on the walls. Under stair storage and guest wc.
Drawing Room Large Room situated to the front finished to a very high standard with cool contemporary with matching soft furnishing giving an overall elegant finish. There is a lovely feature bay window overlooking the front garden, wooden surround fire place with gas fire inset, recessed lighting and cornicing. Oak floor and wood panelling on the walls, double doors leading to a dining room.
Dining Room A generous and well-proportioned room overlooking the rear garden, with double doors leading to the patio, featuring wood panelling on the wall completes the stunning décor which is continued throughout the downstairs accommodation.
Family Room A good sized room which could ideally be used as a teenage retreat, study or child's play room, with wood flooring, recessed lighting and fitted storage cupboards.
Kitchen/Breakfast Room Very large open plan space spanning the width of the back of the house with large windows and bi-folding doors allowing for plenty of light. There is a very modern kitchen with large centre island unit with Quartz work top. There is an eye level oven and grill, five plate gas hob and oven, overhead extractor fan, polished granite work top, wine cooler, larder unit, Oak flooring and recessed lighting. There is also space for a large table ideal for entertaining. Bi-folding doors give access to the rear garden and a large remote-controlled Velux roof lights allowing natural light to flood the room.
Utility Room Plumbed for washing machine, dryer, built in storage, sink and hot-press.
Landing Bright and spacious
Bedroom 1 Large double room overlooking the front with box bay window and a walk-in wardrobe behind a feature headboard behind the

bed.

Bathroom Ensuite Stunning room with stand-alone roll top bath, wall panelling, heated towel rail, wash and basin and wc.
Bedroom 2 Double room situated to the rear with custom built in wardrobes.
Bedroom 3 Double room situated to the rear with custom built in wardrobes.
Bedroom 4 Single Room situated to the front with custom built in wardrobes.
Shower Room Fully tiled walls and floors with large step in shower cubicle with feature raindrop shower head, wash hand basin with fitted vanity unit providing storage underneath, wall mounted feature mirror, large heated towel rail and wc.

GARDEN

There is a large parking forecourt surrounded by private hedging and trees and a delightful sunny west facing rear garden with an extensive timber sun deck which is great for outdoor entertaining. There is a large artificial grass lawned area, raised timber flower beds with bamboo plants which provide excellent private screening. There is also an outdoor kitchen with sink and a built-in outdoor side passageway shed which also allows pedestrian access to the front driveway.

BER

BER C2, BER No. 104488424
 Energy Performance Indicator: 194.44 kWh/m²/yr

