

BER A2



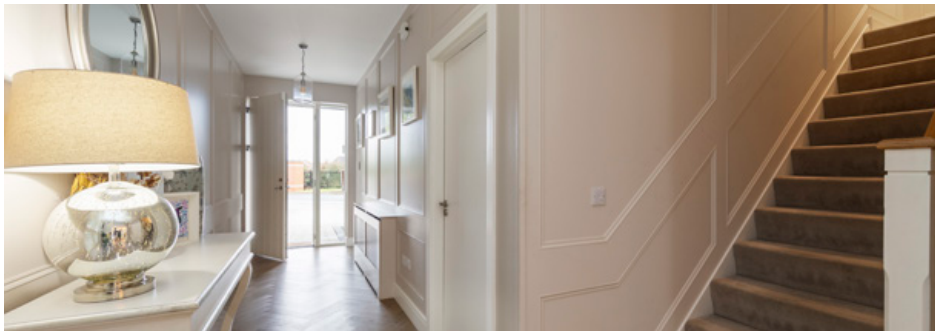
1 Proby Place
Blackrock, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY

1 Proby Place, Blackrock, Co. Dublin

Features

- Magnificent modern family home situated in this exclusive cul de sac.
- One of only four of the larger format homes within this development extending to approx. 2,949 sq.ft (274 sq.m)
- Most impressive A2 energy rating
- Constructed by Glenveagh Homes to a very high standard throughout
- One of the largest gardens within the development with a perfect southerly aspect
- 5 double bedrooms
- 2 ensuite bedrooms with walk in wardrobes
- All bedrooms with built in wardrobes by Gallaghers.
- Luxurious bathrooms by Villeroy & Bosch
- Very large driveway to the front with EV charging point.
- Impressive open plan kitchen living dining room overlooking the rear.
- Beautiful bespoke hand-crafted kitchen with feature island
- Additional built-in storage throughout the property
- Beautiful, panelled hall and landings
- Extra high ceiling height at ground floor
- Set amidst landscaped communal grounds including a children's playground.
- Within a short stroll of Blackrock village and the DART
- A rated Panasonic Air Source heat with multiple heating zones
- Heat recovery ventilation system.
- Fitted carpets and integrated appliances included in the sale.



One Proby Place is an outstanding residence in the prestigious enclave of Proby Square, Blackrock set within this exclusive development of twenty luxury homes. This property combines modern elegance and exceptional craftsmanship in one of south county Dublin's most highly desirable suburbs. One of only four of the larger format homes within this development, this property spans an impressive 2,949 sq.ft (274 sq.m) . Constructed c. 2018 by the renowned Glenveagh Homes to a very high standard throughout including a beautiful red brick façade with granite sills and casing, adding timeless curb appeal.

The very well-proportioned accommodation briefly comprised of; at ground floor, a welcoming and spacious entrance hallway off which there is a large sitting room overlooking the front with an excellent range of built in bespoke cabinetry. Off the hall, there is a guest wc and at the rear of the property there is a stunning open plan kitchen/living/dining area ideal for family living and entertaining. This bright space opens directly onto the south facing garden allowing this room to bask in natural day light perfect for indoor/outdoor living. On the first floor there are three spacious double bedrooms, one of which is ensuite, all featuring bespoke fitted wardrobes by Gallaghers and a luxurious family bathroom fitted with Villeroy and Bosch sanitary ware. On the second floor there are two additional bedrooms including another ensuite. The fifth bedroom is very versatile and could also be used as a games room, den or cinema room. The property benefits from luxury finishes throughout with high ceiling heights on the ground floor and superior materials used throughout the property exemplifying quality and attention to detail. In addition, the home boasts excellent energy efficiency with an A BER rating and an A rated Panasonic Air source heat pump with multiple heating zones and a heat recovery ventilation system ensuring a temperate energy efficient environment year-round.

The rear garden is of particular note, being one of the largest in the development with a fabulous south facing orientation ensuring natural light floods the home while providing a perfect space for relaxation and recreation. It measures approx..13.7m x 7.58m (45ft x 25 ft) and is laid out in extensive granite patio with steps up to a low maintenance artificial lawn bordered by a feature granite wall and raised beds with lighting and specimen planting. There is a wide gated side access to the front. An extra-long driveway accommodates up to four cars with E.V charging point, an invaluable feature in this prime location.

The location would be difficult to better situated within a short ramble of the bustling village of Blackrock with its host of cafes, restaurants, bars and boutique style shops. There are two shopping centres within Blackrock with an excellent array of shopping facilities. The property is situated close to excellent recreational amenities with easy access to three local parks, Blackrock Park, Carysfort Park and Rockfield Park. There are an abundance of sports and fitness clubs available within the immediate area including Green Road tennis club, Granada FC soccer club and an abundance of gyms and fitness centres. The home is ideally located near some of South County Dublin's most highly south after schools including Blackrock College, Willow Park and Saint Andrews and the UCD Smurfit Business School is within a short stroll. The property benefits from excellent public transport links including the DART and multiple bus routes.





Accommodation

Entrance Hallway: 7.77m x 2.43m (25'6" x 8') with parquet floor in limed oak, beautiful panelled walls, window to the side, digital alarm panel, built in radiator cover, door through to

Living Room: 4.1m x 5.7m (13'5" x 18'8") with wide plank limed oak floor, large window overlooking front, excellent range of bespoke cabinetry, built in electric fire, television point

Guest WC: with tiled floor, concealed cistern wc, Villeroy and Boch wall mounted whb with storage underneath, part panelled walls, wall mounted mirror, recessed downlighting,

Kitchen/Living/Dining: 5.9m x 14.6m (19'4" x 47'11") with parquet floor in limed oak. There is a very fine handcrafted Nolans kitchen with feature island with excellent storage, undermounted one and a half bowl stainless steel sink unit, quartz worktop, Siemens integrated dishwasher, Siemens double ovens, Siemens induction hob with extractor hood over inset into canopy, integrated oversized Siemens fridge and fridge. In addition, there is excellent built in hanging space and shoe racks. There is extensive glazing and door to a lovely courtyard to the side. In living area there are large windows overlooking the south facing rear garden, sliding doors out to the patio and beautiful built in bespoke cabinet with cupboards, shelving and television point. Recessed downlighting throughout.

Utility Room: with parquet flooring in limed oak, good range of floor and eye level units, plumbed for washing machine and dryer, built in hanging space, heat pump heating system

Landing: with pull down ladder to the attic, gallery landing, excellent panelling throughout

Bedroom 1: 5m x 4.5m (16'5" x 14'9") to the rear, with fitted wardrobes at the back of the house

Bedroom 2: 2.97m x 4.5m (9'9" x 14'9") with window overlooking rear, good range of built in wardrobes

Bedroom 3: (measurements to include ensuite and walk in wardrobe) 5.9m x 5.75m (19'4" x 18'10") with window overlooking front, door to very large walk in closet with excellent hanging and shelving space and window to the front, door to

Ensuite Bathroom: fully tiled walk in double shower, Villeroy & Boch, wall mounted whb with storage underneath, concealed cistern wc, tiled floor, part tiled walls, wall mounted mirror, frosted window to the side, heated towel rail, recessed downlighting

Bedroom 4 / Games room: 5.9m x 4.96m (19'4" x 16'3") with wide plank timber flooring, television point, large window overlooking rear and an excellent range of bespoke built in cabinetry and cupboards

Bedroom 5: 5.9m x 4.89m (19'4" x 16'1")(measurements to include ensuite and walk in wardrobe) Very large double bedroom overlooking the grounds to the front, door to good fitted walk in wardrobes with excellent range of storage and hanging space, door to

Ensuite Bathroom: with fully tiled floors, part tiled walls, fully tiled step in shower, Villeroy & Boch whb with storage underneath, concealed cistern Villeroy & Boch wc, frosted window to the side, wall mounted mirror, recessed downlighting

Storage room: off the landing, with a whole range of built in shelving

Family Bathroom: with fully tiled floors and walls, Villeroy and Boch wall mounted whb with storage underneath, concealed cistern, Villeroy and Boch wc, whb, white tiled double step in shower, bath with shower attachment, heated towel rail, frosted window to the side, wall mounted mirror, recessed downlighting.

BER Information

BER: A2. BER No: 11508909

EPI:37.66 kWh/m²/yr.

Eircode

A94 WD30





OFFICES

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820
E: blackrock@lisneysir.com

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

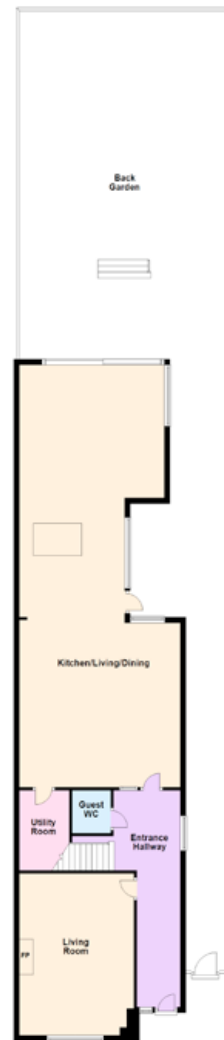
55 South Mall,
Cork, T12 RR44
T: 021 427 8500



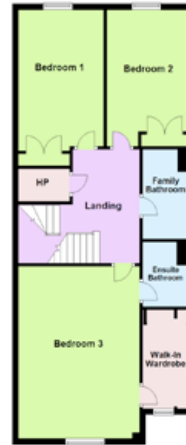
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

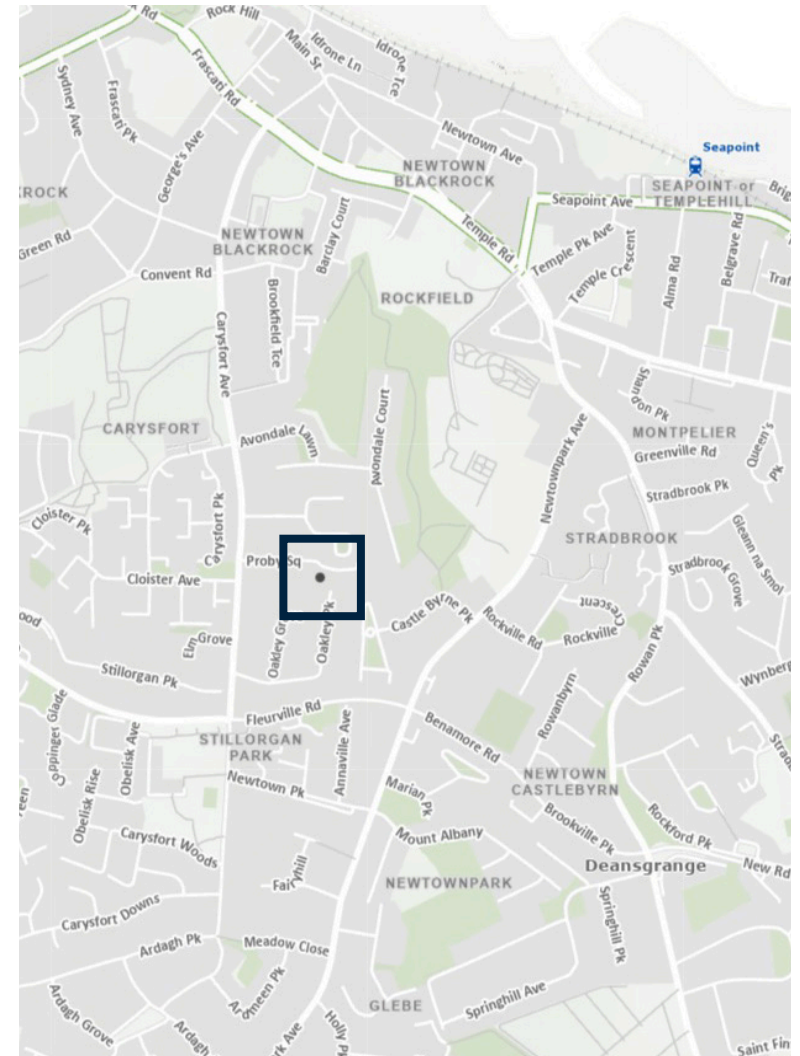
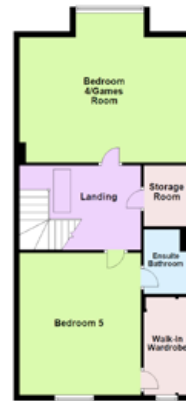
Ground Floor



First Floor



Second Floor



Copyright © Talite Eireann - Surveying
Licence No. CTAL50423539

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.





© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's
INTERNATIONAL REALTY