

For Sale

Asking Price: €875,000

Sherry
FitzGerald

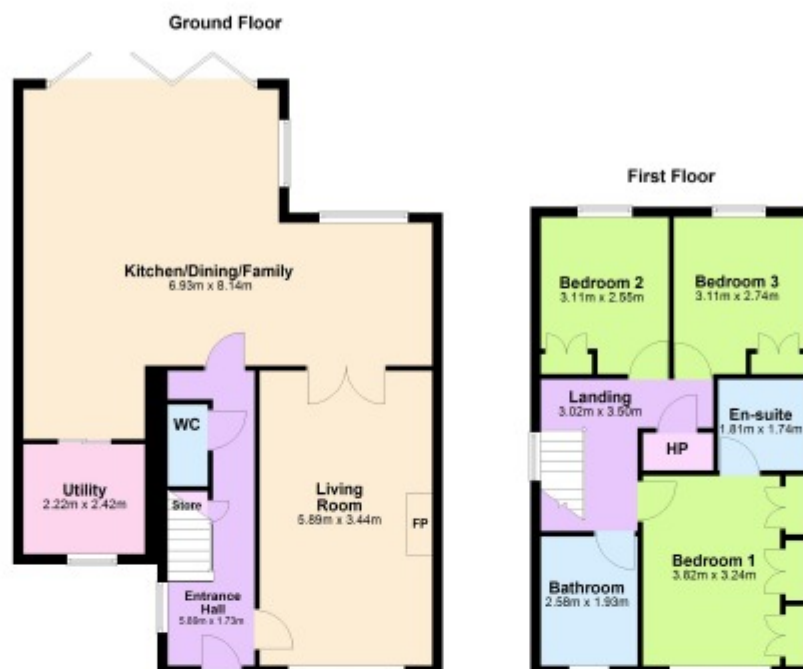


5 Proby Gardens, Blackrock,
Co. Dublin, A94 N9D8

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BER C1





Sherry FitzGerald present to the market Number 5 Proby Gardens, a stunningly renovated three-bedroom, semi-detached family home. Number 5 is the ideal home for a multitude of buyers including first time buyers, those looking to trade down or perhaps for future investment. If seeking a fine and extended home, in a quiet cul de sac location, and a most popular residential development in the ever-prevailing suburb in Blackrock.

Upon entering 5 Proby Gardens you instantly feel a sense of warmth and space. The entrance hall has a feature-stained glass window, under stairs storage and guest WC. Wooden flooring throughout the ground floor add to the sense of space. To the front there is a large living room with a built-in wood burning stove, ceiling coving and recessed lighting. Two floor length-windows allowing ample natural light to flood the room.

Double doors lead to a large dining room opening on to a kitchen and utility room and access to the rear garden. The open plan kitchen/dining/family room is the real heart of this lovely family home with access to the rear garden and the ideal space for entertaining. From the kitchen, a bespoke Blackrock kitchen, there is access to a large utility room, which overlooks the front garden.

Upstairs the sleeping accommodation compliments the living space. There is a very spacious main bedroom with shower room ensuite. There are two further good double bedrooms a family bathroom and large double hot press.

The location of this home is superb, being in close proximity to a multitude of amenities, both social and essential. Blackrock's village is just a short stroll away which hosts many popular

restaurants, bars and other social amenities including Blackrock Park. The locality also boasts some excellent schools, both primary and secondary, including, Carysfort National School, Willow Park, Blackrock College, St Andrews College, Coláiste Eoin & Iosagáin to name but a few. Public transport is also well catered for with both The Dart and Dublin Bus providing swift access to and from the city centre.

SPECIAL FEATURES

- Very attractive, partial red-brick home.
- Three double bedrooms.
- Large open plan kitchen extension with bi folding doors.
- Newly fitted bathroom and ensuite.
- Lovely private garden.
- Off-street parking for two cars.

ACCOMMODATION

Entrance Hall Wooden flooring with stained glass window and understairs storage.

Guest WC Tiled with wash hand basin and wc.

Living Room To the front with carpeted flooring and wood burning solid fuel stove, recessed lighting and double doors to

Kitchen/Living/Dining Very spacious open plan area with newly fitted Blackrock kitchen with granite worktops, tiled floor and splashback, double Belfast sink, Siemens dishwasher, Rangemaster 5 ring gas/electric cooker and oven with extractor fan, Electrolux fridge/freezer, pantry with storage, breakfast bar, two Velux windows and recessed lighting. Double sliding Aluclad doors to the rear garden and door to

Utility Room Tiled floor with extensive built-in storage, sink unit with washing machine and dryer.

Landing Carpet flooring and hot press, access to attic with pull down hatch/ folding stairs.

Bedroom 1 Large main double bedroom with newly fitted wardrobes. **En-Suite** New ensuite, fully tiled with large shower unit, wc and vanity and mirrored medicine cabinet.

Bedroom 2 Double bedroom to the rear with carpet flooring and built in wardrobes.

Bedroom 3 Double bedroom to the rear with carpet flooring and built in wardrobes.

Bathroom Newly fitted suite with tiled walls and partially tiled walls, bath with shower over and shower screen, wash hand basin on vanity stand with storage underneath and medicine cabinet.

GARDEN

Lovely private rear garden with lawned area and patio area with mature trees and shrubs which is ideal for barbecues and summer sunshine. This really is a lovely oasis of calm to dine and entertain with ease of access inside. Side passage leads to the front cobble locked driveway, with high hedging giving privacy and space for two cars.

BER

BER C1, BER No. 104794763

Energy Performance Indicator: 156.08 kWh/m²/yr





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