

BER B3



3 Seafeld Drive
Booterstown, Co. Dublin

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INTERNATIONAL REALTY

3 Seafield Drive, Booterstown, Co. Dublin

Features

- Beautiful refurbished and renovated semidetached family home extending to 126 sq. m (1,356 sq. ft) with additional converted Attic space of 30.47 sqm (328.1sq.ft)
- Highly efficient B energy rating
- Most impressive open plan kitchen/living/dining room
- Bespoke kitchen with state of the art kitchen appliances and feature island
- Superb large garden with serene setting
- Gas fired central heating
- Highly energy efficient with underfloor heating, solar panelling and double-glazed windows throughout
- E.V charging point
- Internal wall insulation throughout
- Phone watch alarm system
- Off streetcar parking for multiple cars
- Full Planning permission granted for A05E Domestic extension (reference: D25A/0392/WEB)
- Garage with possibility for conversion
- Superb prime location close to excellent schools, shopping & leisure amenities and public transport
- Conveniently located close to Quality Bus Corridors, UCD & Booterstown Dart Station
- Close to St. Vincent's and Blackrock hospitals
- Fitted carpets, curtains and kitchen appliances included in the sale





3 Seafield Drive is a most impressive, energy-efficient family home extending to approximately 126 sq. m (1356 sq. Ft) enviably positioned at the end of a peaceful cul de sac. This beautifully presented residence has been thoughtfully upgraded and maintained, offering bright, well-proportioned accommodation with a seamless balance of style, comfort, and practicality.

On arrival, you are welcomed by a wide and inviting entrance hallway with guest w.c., setting the tone for the home's warm and elegant character. To the front lies a guest w.c, generous living room, where a striking picture window overlooks the manicured gardens, creating a light-filled and relaxing reception space. To the rear, the spacious kitchen/living dining room connects directly to the garden, ideal for family living and entertaining. A separate utility room adds further convenience.

Upstairs, there are three bright and spacious bedrooms along with a modern and beautifully appointed family bathroom. The converted attic provides excellent versatility, currently in use as a fourth bedroom with ensuite.

Externally, the front garden is smartly laid out in gravel with parking for multiple cars, complemented by an EV charging point and access to the garage. A wide side passage leads to the private and wonderfully landscaped rear garden, designed with mature lawn and patio areas — a perfect setting for outdoor living and dining.

Adding to its appeal, the home has been enhanced with energy-efficient solar panels, ensuring sustainability, reduced running costs, and future-proofed comfort for the modern family. Occupying a private position at the end of a quiet cul de sac, 3 Seafield Drive offers not only seclusion and security but also significant potential for further extension. Planning permission has been granted for A05E Domestic

extension to the rear and Booterstown is an area where there is consistently strong demand for residential property. Blackrock village is a short walk away and offers an array of restaurants, cafes, bars, shops as well as two shopping centres. It is close to the DART and the QBC, making it an ideal meeting point between city living and all the coastal charms of South County Dublin. A short walk to the end of Booterstown Avenue leads to Blackrock Park which offers scenic walks and several playgrounds. Within short walking distance are many of the country's best-known schools and colleges including Willow Park, Blackrock College, St Andrew's College, Sion Hill, Colaiste Iosagain, Colaiste Eoin, UCD and Smurfit Business School to name a few. The area offers churches of many denominations. Dublin's premier shopping centres are within a one-mile radius, and Booterstown Urban Strand and the protected bird sanctuary together all contribute to the area's special charm and character.



Accommodation

Entrance Hall: 5.27m x 1.92m (17'3" x 6'4") With laminate wood flooring, alarm panel, storage under stairs, ceiling coving

Guest WC: 1.59m x 0.79m (5'3" x 2'7") With tiled floor, tiled splash back, wc, wash hand basin with storage underneath and extractor fan

Sitting Room: 3.72 x 3.75 With ceiling coving, electric fire, storage space, Parquet wooden flooring, beautiful picture window overlooking front with bay window

Kitchen/Living/Dining Room: Beautiful Wooden Flooring, ceiling coving, recessed down lighting, access to rear garden, kitchen has been fitted with a very good range of press and drawer units, Bosh electric double oven, Bosh five ring gas hob, Bosh extractor fan over, integrated dishwasher, rangemaster stainless steel sink unit, beautiful picture window overlooking the garden, recessed down lighting, Velux roof lights, granite work surfaces, Farrow and Ball paint on the drawer units, granite splash back

Utility Room: Stainless steel sink unit, window overlooking the rear, Worcester combi boiler, plumbed for washing machine and dryer, recessed down lighting

Rear Garden: 8.81m x 10.77m (28'11" x 35'4") Beautiful mature lawn with Indian sandstone patio, mature planting, side passageway, outdoor tap

Garage: 2.65m x 4.94m (8'8" x 16'2") Lots of space for storage

Family Bathroom: 2.15m x 2.20m (7'1" x 7'3") Off the landing, with tiled floor, part tiled walls, wash hand basin with shaving light, w.c, beautiful freestanding bath, recessed down lighting, heated towel rail, frosted window to the side, step in rain fall shower

Bedroom 1: 2.90m x 3.30m (9'6" x 10'10") With beautiful picture window overlooking the rear, built in wardrobe & fitted carpet

Bedroom 2: 4.72m x 3.19m (15'6" x 10'6") With beautiful fitted built in wardrobes/mirrored slide robes with, bay window overlooking front, fitted carpet

Bedroom 3: Fitted carpet, picture window overlooking the front of the cul-de-sac, additional storage space

Attic: 4.16m x 4.1m (13'8" x 13'5") With laminate wooden flooring, recessed down lighting, additional storage space, Velux roof light, picture window overlooking the manicured gardens

Ensuite Bathroom: 1.75m x 1.02m (5'9" x 3'4") With tiled floor, wc, wash hand basin, picture window overlooking front, Vortice extractor fan with step in rainfall shower

BER Information

BER: B3. BER No: 108691007.

EPI: 139.93 kWh/m²/yr.

Eircode

A94 NH42





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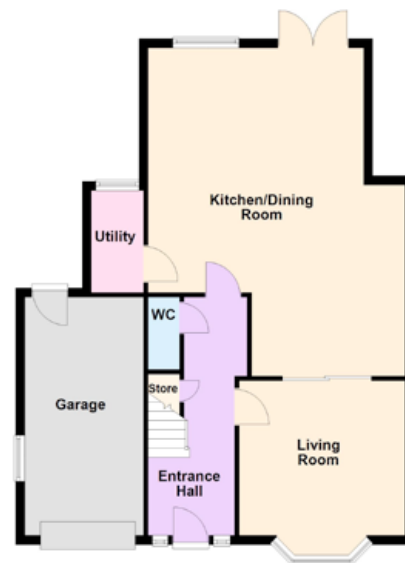
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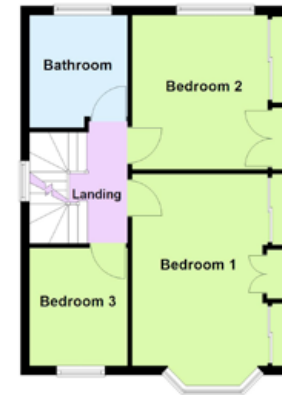
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FLOOR PLANS Not to scale - for identification purpose only.

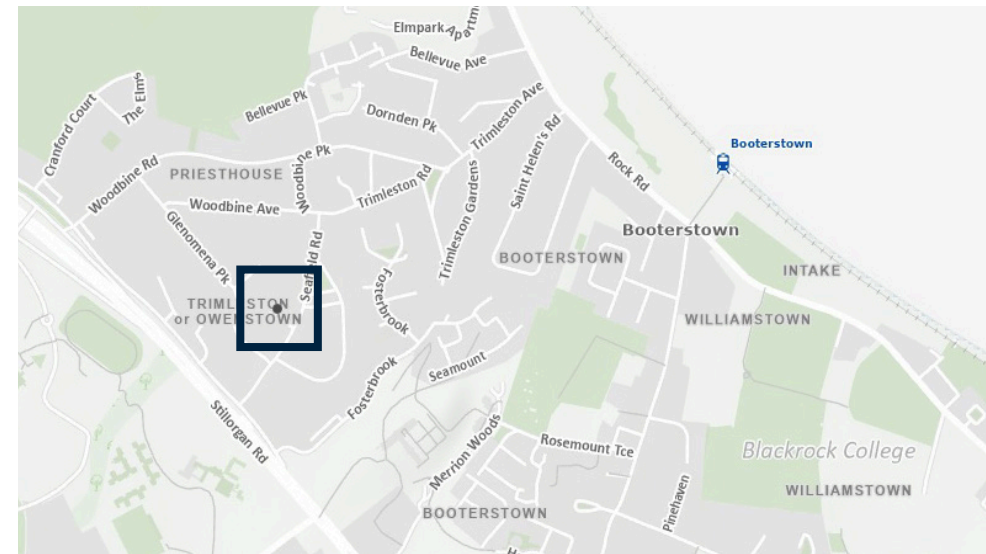
Ground Floor



First Floor



Second Floor



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