



# 59 GRANVILLE ROAD BLACKROCK

*Expansive detached dormer bungalow in wonderful, quiet Blackrock location, with incredible sea views across Dublin Bay. At 3,000 sq ft with up to 7 beds on a large plot of nearly 0.2 acres, the property has massive potential to modernise and extend (S.T.P.P.).*

Granville Road is an exclusive road in one of Dublin's most popular suburbs. The area is predominately large detached family homes and spacious dormer bungalows. Situated close to Blackrock, with its excellent amenities and renowned schools, but also with quick access to the N11 and to the rest of Dublin.

No. 59 has a unique position on the road, raised in an elevated spot with unimpeded views of a quiet park immediately in front and Dublin Bay beyond. The front living room has stunning views and they only improve from first floor level, a highlight of the property.

The house is situated in the middle of the plot, with plentiful front garden with U-shaped turning circle, off-street parking and part-covered carport. To the rear, a perfect 60' by 50' South by South-West facing garden, which is not overlooked or overshadowed.

The property presents an impressive frontage of granite stone and white render, with giant front facing windows. To the rear there has been previous extensions to make the house a considerable size. In addition to a living room, dining room and kitchen, the ground floor also includes an additional family room, two bathrooms and five bedrooms.

Upstairs currently provides two large bedrooms, the front having breathtaking sea views, a shared bathroom, plus extensive storage rooms and eaves attic spaces.

59 Granville Road is presented in excellent move-in condition but would benefit from modernisation from original condition. This is great opportunity to reimagine the property and use the existing space inside and out for a modern layout. This house could become an incredible modern family home with endless possibilities.





Rear Family Room



Bedroom 1



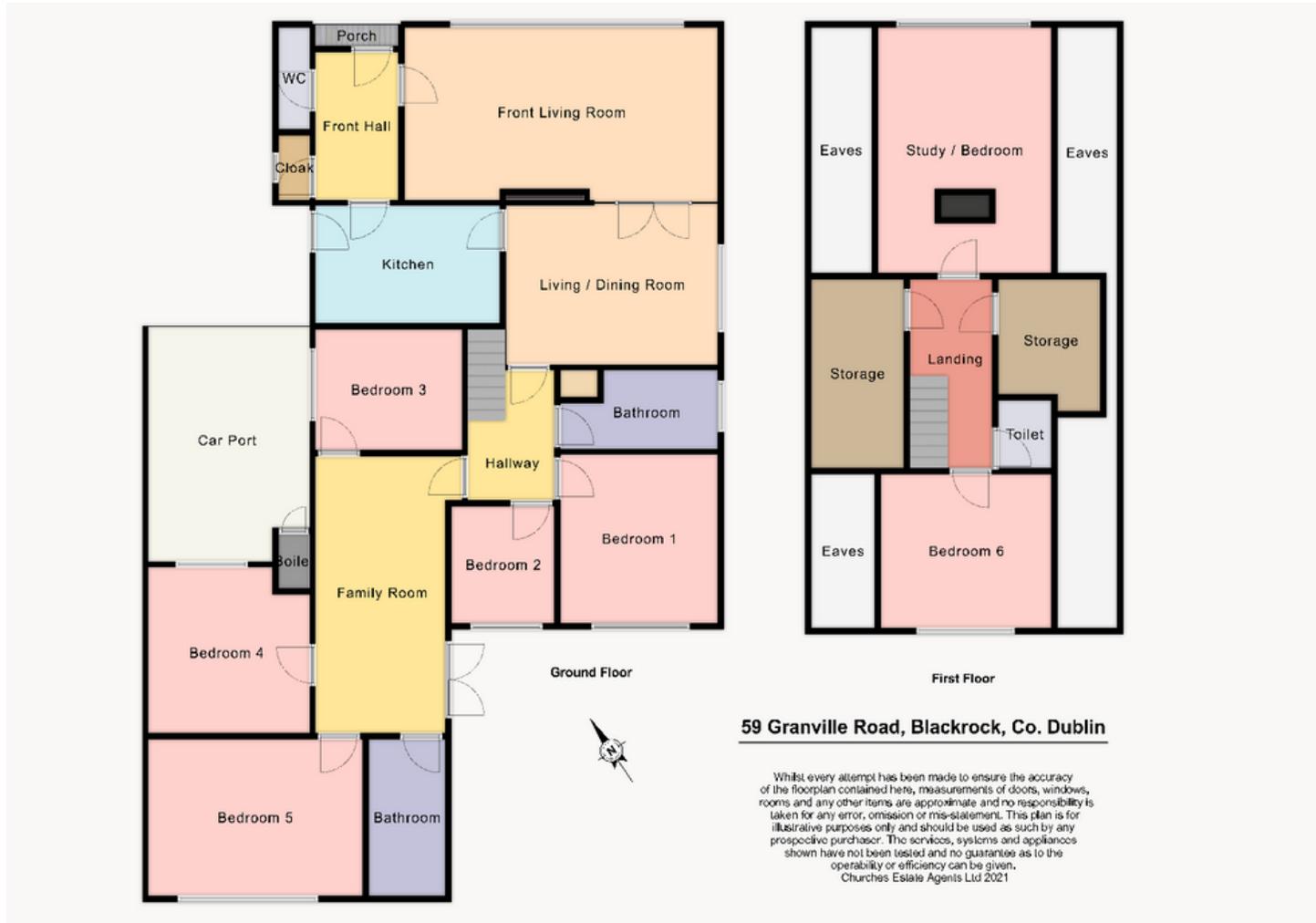
Bedroom 6



Bedroom 5



Bedroom 7 / Study



**59 Granville Road, Blackrock, Co. Dublin**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.  
Churches Estate Agents Ltd 2021

## ACCOMMODATION

- Front Hall (1.9m x 3.4m) Carpet, leading to:
  - Guest WC (2.4m x 0.9m) WC, hand basin;
  - Cloakroom (3.0m x 3.0m) Storage with window;
  - Living Room (4.0m x 7.3m) Large living room, carpeted, windows to front, marble fireplace, gas fire, ceiling & wall lights;
  - Dining Room (4.9m x 3.7m) Double doors to adjoining living room, carpeted, window to side, leading to kitchen;
  - Kitchen (4.3m x 2.7m) Parquet wood effect vinyl floors, white kitchen cabinets & doors, electric appliances, window & door to side carport;
  - Family Room (6.4m x 3.0m) Hallway from dining room to staircase & rear family room, carpeted, french doors to garden;
  - Bathroom 1 (3.7m x 1.8m) WC, basin, bath with stand-in shower, glass folding screen;
  - Bedroom 1 (3.9m x 3.7m) Large double bedroom, windows to rear garden;
  - Bedroom 2 (2.9m x 2.4m) Single bedroom, windows to rear garden;
  - Bedroom 3 (2.8m x 3.1m) Small double, windows to side car port.
  - Bedroom 4 (3.8m x 3.9m) Large double, windows to side car port.
  - Bedroom 5 (3.6m x 4.9m) Double bedroom, built-in wardrobes, windows to rear garden;
  - Bathroom 2 (1.8m x 3.6m) WC, basin, walk-in shower;
  - Carport (5.4m x 3.9m) part-covered carport, side entrance to kitchen, concrete driveway;
- 
- Bedroom 6 (3.7m x 4.0m) Double bedroom, built-in storage, windows to rear garden;
  - Bedroom 7 (5.7m x 4.0m) Study or large bedroom, built-in storage, desk & shelving, sea views;
  - Bathroom (1.6m x 1.2m) WC, basin, walk-in shower.
  - Storage 1 (1.9m x 2.2m) Attic storage, water tank;
  - Storage 2 (4.3m x 1.9m) Attic storage, access to eaves.

