

BER E2



Villa Flanders

8 Stillorgan Grove, Blackrock, Co. Dublin

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INTERNATIONAL REALTY



Villa Flanders, 8 Stillorgan Grove, Blackrock, Co. Dublin

Features

- Well-proportioned accommodation extending to 175 sq.m / 1,883 sq. ft.
- Standing on superb garden of approx. 0.20 acre
- Close to Blackrock village and numerous primary and secondary schools
- Immense scope to extend subject to planning
- Oil fired central heating
- Close to first class transport links to include the QBC and LUAS
- A wide array of parkland facilities available in the area

A substantial double fronted detached family home superbly located on Stillorgan Grove, a treelined leafy road, close to every conceivable amenity. This attractive home is set well back from the road and enjoys excellent gardens to the front and rear totalling approx. 0.2 acre, the size of which is a rarity in such a central location. The property boasts well proportioned, extended accommodation and very briefly comprises of an inviting entrance hallway with understairs storage and shower room, living room with attractive bay window, family room with double doors into the conservatory, kitchen/ breakfast room with door the dining room, study, bedroom with w.c. and garage. Upstairs are a further four bedrooms (main with ensuite and walk in wardrobe) and a family bathroom.

8 Stillorgan Grove offers an incredible opportunity for a purchaser to modernise and decorate to their own taste and to create a home of true distinction in a highly sought-after location. There is excellent off street parking to the front and gated side access to the rear lawned garden which measures approx. 20 metres / almost 65 feet in length and provides excellent scope to extend subject to planning if so desired.

The location of this family home would be difficult to surpass being situated close to a whole host of amenities. Stillorgan village is very close at hand with its wide array of restaurants, bars, cafes, shops and a selection of bus routes. Further amenities are available close by at Blackrock and Foxrock villages and there are local shops within a pleasant walk including Dunnes Stores, The Wishing Well and Volpe Nera restaurant at Newtown Park. Recreational amenities are plentiful with pleasant coastal walks close by as well as excellent parkland facilities at Carysfort Park, Blackrock Park and Rockfield Park. There are many local sport clubs including a selection of tennis, soccer and GAA clubs close by. The property is also situated close to some of south county Dublin's most highly regarded schools and UCD is also very accessible with Belfield campus not far and with the Smurfit business campus just a short stroll away on the far side of Carysfort Avenue. The property is extremely well catered for by public transport with the DART at Blackrock and a selection of bus routes available on the N11, the M50 is also close at hand opening up the national road network.







Accommodation

Reception Hall: 4.7m x 2.4m (15'5" x 7'10") With downstairs storage

Family Room: 4.4m x 4.5m (14'5" x 14'9") with double door leading to conservatory

Living Room: 4.30m x 4.2m (14'1" x 13'9") with attractive marble fireplace with marble surround, marble hearth, open fire and bay window overlooking the front

Conservatory: 2.9m x 4.2m (9'6" x 13'9") With picture windows overlooking the garden and double doors leading through to

Kitchen / Dining Room: 3.85m x 6.2m (12'8" x 20'4") Kitchen is fitted with a range of overhead press and drawer units, Aga cooker, freestanding oven with hob, stainless steel sink unit, tiled floor and tiled splashback

Bedroom 5: 2.6m x 2.7m (8'6" x 8'10") With door to ensuite

Ensuite Bathroom: Comprising of pedestal whb, w.c, tiled floor and part tiled walls

Study/Bedroom: 3.3m x 2.9m (10'10" x 9'6") With window overlooking front

Shower Room: Comprising of pedestal whb, w.c and shower unit

First Floor

Bedroom 1: 4.0m x 4.0m (13'1" x 13'1") With floor to ceiling sliding mirrored wardrobe and door to ensuite

Bedroom 2: 2.96m x 4.0m (9'9" x 13'1") With pedestal whb and window overlooking rear

Bedroom 3: 3.1m x 3.0m (10'2" x 9'10") With window to front

Ensuite Bathroom: With double shower, whb, w.c, tiled floor and tiled walls

Dressing Room: With built in wardrobes

Bedroom 4: 3.0m x 2.8m (9'10" x 9'2") With built in fitted

wardrobes and window to front

Bathroom: Comprising of pedestal whb, w.c and bath with shower over

Landing: With access to attic and hot press

BER Information

BER: E2. BER No: 107419574.

EPI: 345.63 kWh/m²/yr.

Eircode

A94 X450



Outside

To the front of the property there is excellent off street parking together with store room to the side and dual gated side access. To the rear there is a private and secluded garden mainly laid out in lawn.



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

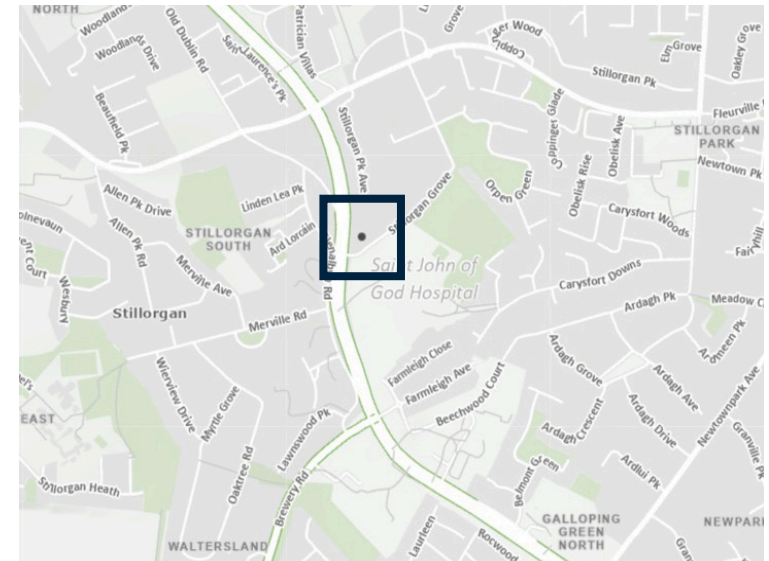
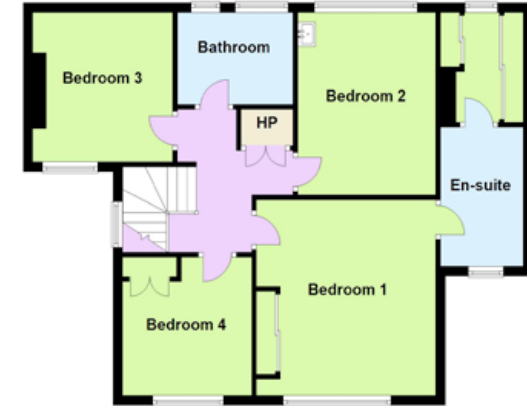


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Ground Floor



First Floor



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