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43a Priory Avenue, Blackrock,
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BER C3

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.





Number 43A Priory Avenue is an impressive four-bedroom detached family residence that provides all the internal and external space required for a growing family. The property is bound to appeal to a wide audience of families looking for a central location close to the hustle and bustle of Blackrock and Stillorgan villages whilst being quietly tucked away on this mature residential road.

Extending to a very spacious 2,446sq.ft. approx., the living space is flooded with natural light from the large windows and Velux roof lights, with a further sense of space being afforded by the high ceilings on the ground floor.

The accommodation comprises of entrance hall, large open plan kitchen/dining/family room, utility room, guest wc, study, bedroom four with en suite and large living room on the ground floor. Upstairs there is a spacious landing with hot press and three large double bedrooms. Two of the bedrooms share an en suite. The main bedroom boasts a large en suite with bath and separate shower and walk in wardrobe with lots of storage.

Electronic vehicular entrance gates to large cobble lock driveway with space for numerous cars. Pedestrian access gate also. Mature trees to front ensuring privacy. Large patio area to side with private area for outdoor lounging and dining al fresco. Lawn area to the rear with raised flowerbeds and trees. Barna shed for outside storage. Outdoor lighting and outside tap.

No. 43A is situated in an unrivaled, family-friendly location on

Priory Avenue within easy reach of a wealth of local amenities at Blackrock and Stillorgan. There is an abundance of restaurants, shops, bars, and excellent transport links including the QBC and DART. Some of Dublin's finest schools including Coláiste Íosagáin, Oatlands College, Sion Hill, Mount Anville, St. Andrews College, Blackrock College to name but a few are all close by. The property is within easy access via N11 QBC to U.C.D. which is 2k away.

SPECIAL FEATURES

- Spacious detached family home
- Floor Area extending to 227.6sq.m. / 2,446sq.ft. approx.
- Four large double bedrooms all en suite
- Open plan kitchen/living/dining area
- Bright living areas with high ceilings and large windows
- Superb location close to N11, Stillorgan and Blackrock
- Gas fired central heating
- Off-street parking



ACCOMMODATION

Hallway Tiled flooring, ceiling coving, window to front, wall lights, door to kitchen and door to inner corridor with tiled floor, recessed lighting, ceiling coving, storage closet.

Bedroom 4 Double room, carpet flooring, central light, two windows to front.

En suite Tiled floor, fully tiled around shower, wc, wash hand basin with under storage, wall mirror, heated towel rail, Grohe double shower, central light and Velux rooflight.

Guest WC Tiled floor, wc, wash hand basin with under storage, central light, heated towel rail.

Kitchen/ Family/ Sun Room Tiled floor, recessed lighting, hand painted kitchen units, Neff electric hob, Neff integrated microwave, Neff oven, Bosch integrated dishwasher, 1 1/2 stainless steel sink units and drainer, ample storage, black countertops, bay window with window seat, double doors out to garden patio and pitched glass ceiling bringing in lots of light. stairs to upstairs and double doors to living room.

Study Carpet flooring, window to side, fitted office desk.

Living Room Semi solid wooden floors, triple aspect over gardens, recessed lighting, ceiling coving, door to patio area. Open fireplace with black hearth, surround and marble mantle, bay window overlooking patio area.

Landing Large landing area with ceiling coving, recessed lighting window to side. Door to walk in shelved hot press.

Bedroom 1 Double room, carpet flooring, window to front,

recessed lighting, fitted wardrobes.

En suite Wooden flooring, Velux rooflight, double wash hand basins, marble countertop and splashback, fitted mirror, heated towel rail, bidet, wc, bath, large fitted wall mirror, separate shower, fully tiled around shower. Walk in Wardrobe Wooden flooring, Velux rooflight and fitted storage.

Bedroom 2 Double room, carpet flooring, window to front, recessed lighting, door to Jack & Jill bathroom.

Jack & Jill Bathroom Wooden flooring, Velux rooflights, heated towel rail, bidet, wc, wash hand basin with under storage, fitted wall mirror, Triton shower, fully tiled around shower.

GARDEN

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Lawn area to the rear with raised flowerbeds and trees. Barna shed for outside storage. Outdoor lighting and outside tap.

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Energy Performance Indicator: 204.04 kWh/m2/yr

