



## NEGOTIATOR

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**Sherry  
FitzGerald**

## For Sale

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40 Carysfort  
Avenue, Blackrock,  
Co Dublin

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Asking Price:  
€1,550,000

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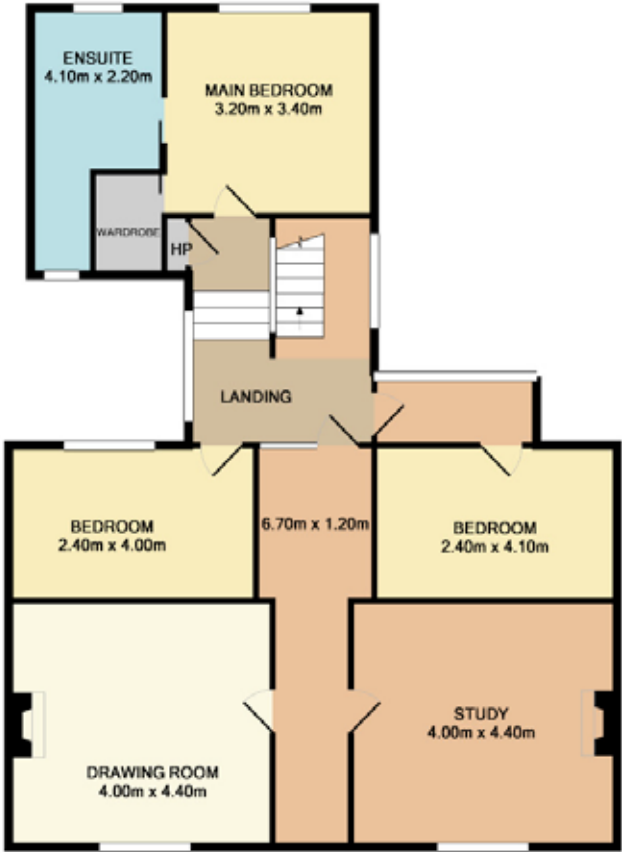
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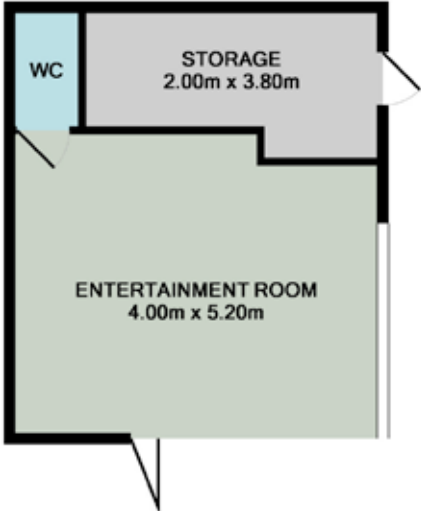
LAYOUT OF GROUND FLOOR



LAYOUT OF FIRST FLOOR



LAYOUT OF ENTERTAINMENT ROOM





Seldom does a home of this quality come to the market which conceals superb internal craftsmanship with such period charm. Number 40 Carysfort Avenue, boasting 265 sq.m/ 2,852 sq.ft approx. with additional entertainment room (29sqm / 312 sqft approx.) is quite simply a stunning Victorian Villa style home. This is a home of true character with a mixture of chic and contemporary design, perfectly blending old world charm with every modern style aesthetic. Much thought has gone into preserving the original features while incorporating all the modern conveniences with high ceilings, original fireplaces, outstanding cornice and plasterwork and large picture windows. Extensively remodeled in 2011 by Kelliher Miller Architects, the property shows great flair and meticulous attention to detail throughout. No expense has been spared designing this fine home with Villeroy & Boch sanitaryware, Wink lighting, Blackrock fitted kitchen, Exclusive Audio integrated visual and surround sound and perimeter CCTV.

The garden level comprises; entrance hall off with a spacious dining room and guest bedroom, a light filled hallway with integrated aquarium leads to a large Blackrock kitchen offering a range of integrated top end Siemens appliances and a separate utility and laundry facility. Overlooking the rear is a very spacious living room which features a projector with drop down screen creating a secluded entertainment room. A play room and a double bedroom, currently in use as a dressing room, finish off the garden level accommodation. On the first floor is where a lot of the old-world charm has been kept and preserved with two bedrooms, a beautiful drawing room with tall cast iron fireplace and a spacious study. Located on the first floor return we find the main double bedroom with a beautiful en-suite bathroom.

The rear garden has been beautifully landscaped. It features a spacious patio area and with feature hand crafted grey sandstone cladding which benefits from utmost privacy and a sunny orientation that is perfect for relaxing or entertaining in. Steps lead up to the lawn area and a large garden/entertainment room that could be used for a multitude of uses with a guest w.c and fixed cinema screen. There are outdoor sockets dotted around the perimeter and external lighting highlighting the black limestone cladding bordering the garden. Undoubtedly designed with tranquil living and possibility for spectacular entertaining in mind, this residence provides the ideal opportunity to experience a turn key property in Blackrock - early viewing comes highly advised.

This property superbly located within walking distance of Blackrock village with its many amenities and facility including shops, boutiques, restaurants, coffee shops and two shopping Centres. Transport links include the N11, QBC, Rock road and the DART offering seamless access to Dublin City Centre and beyond. Many of Dublin's premier schools are close at hand including Holly Park and Carysfort National School, Blackrock College, Willow Park, St Andrews College, Loreto Foxrock, CBC Monkstown and Mount Anville to mention but a few. Smurfit School of business and UCD are also nearby.





## ACCOMMODATION

Floor Area 265 sq.m. /2,852 sq.ft. approx. (plus 30 sqm / 323 sqft entertainment room)

**Entrance hall:** With tiled floor, wall mounted lighting, wall mounted mirror and alarm panel.

**Kitchen/Breakfast Room:** With tiled floor & underfloor heating, recessed lighting, surround sound, large skylight, fitted soft close floor and wall units, granite worktop, breakfast bar with built in Elica extractor fan, integrated Siemens appliances; 5 ring induction hobs, insinkerator sink with boiling hot water tap, dishwasher, double oven, steam oven, warming drawer, provision for American fridge/freezer, under counter Miele wine cooler, Franke double stainless-steel sink, fitted storage, TV point and sliding doors to the garden and feature sliding wall.

**Utility Room:** With sliding doors, tiled floor, fitted floor and wall units, plumbing for washing machine and dryer, and stainless-steel sink with drainer. Separate drying room with tiled floor and hanging rails.

**Dining Room:** With solid oak floor, surround sound, ornate cast iron fireplace, and restored sash window with working shutters.

**Living Room:** Overlooking the garden with solid oak flooring & under floor heating, wall mounted lighting, surround sound, TV point, large fireplace with gas fire inset and poured concrete shelf, TV point, projector with drop down screen, window seat with storage and sliding door to the garden.

**Play Room:** With solid oak flooring & under floor heating, comms room, fitted storage, TV point & and feature sliding door.

**Bedroom 4:** Double bedroom with solid oak flooring & under floor heating, recessed lighting, surround sound and window looking into the internal courtyard. Currently in use as a dressing room.

**Bedroom 5:** Double bedroom with solid oak flooring, surround sound, restored sash window with working shutters and original cast iron fireplace.

**Bathroom:** With tiled floor & under floor heating, recessed lighting, surround sound, sash window overlooking internal courtyard, plantation shutters, chrome heated towel rail, large step in shower, mirror vanity unit, wall mounted mirror, Villeroy & Boch suite comprising bath, wash hand basin with storage and w.c.

**Landing:** With painted maple wooden floor, floor to ceiling window, inset lighting and large storage room.

**Drawing Room:** To the front with ceiling coving, restored sash window with working shutters, restored wooden floor, surround sound and tall cast iron fireplace.

**Study:** To the front with ceiling coving, restored sash window with working shutters, original solid wood floors and cast-iron fireplace.

**Main Bedroom:** Double bedroom overlooking the garden with painted maple wooden floor, feature mirrored wall, walk in wardrobe, TV point and surround sound.

**En-suite:** With tiled floor, under floor heating and tiled walls, plantation shutters, skylight, surround sound, recessed lighting, large open shower with wide head, Villeroy & Bock suite comprising; Jacuzzi bath with built in TV, wash hand basin with storage and w.c.

**Bedroom 2:** Bedroom with window overlooking internal courtyard and painted maple wood floor.

**Bedroom 3:** Bedroom with painted maple wood floor and radiator cover.

## GARDEN

The rear garden has been beautifully landscaped. It features a spacious black limestone patio area which benefits from upmost privacy. Steps lead up to the lawn area and a large garden/entertainment room with outdoor storage with guest w.c, large cinema screen and fitted kitchen unit (29sqm / 312 sqft approx.). There is also a spacious storage room with separate access. There are outdoor sockets dotted around the perimeter and external lighting highlighting the hand grafted grey standstone cladding by trinity stone which is bordering the garden.

## SPECIAL FEATURES

- Built in 1838
- Victorian villa style home boasting 265 sq.m / 2,852 sq.ft (plus 30 sqm / 2852 sqft entertainment room)
- Completely remodeled and redesigned in 2011 by Kelliher Miller Architects
- Underfloor heating
- Integrated Audio and surround sound and perimeter TV.
- Many Period features still intact including high ceilings & restored sash windows
- Aluclad windows throughout new structure
- Wink lighting
- Villeroy & Boch sanitaryware
- Professionally landscaped rear garden with southerly aspect
- Permit parking for all residents
- Close walking distance to Blackrock & Dart
- Excellent transport routes
- Premier schools in walking distance
- Solar panels
- Rain water harvesting system

## SERVICES

- G.F.C.H.
- Fully fitted Eircom Phone watch alarm system
- TV points
- Phone point in each room
- Cat 5 cabling throughout
- CCTV throughout

## BER

BER: Exempt









