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Asking Price: €1,050,000

Sherry FitzGerald



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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.

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15 Linden Place, Grove Avenue,
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BER B3





Nestled within an exclusive gated development of just twenty homes, this magnificent B energy rated, four-bedroom, four-bathroom property offers contemporary luxury in one of Dublin's most sought-after locations. Presented in walk-in condition following a complete refurbishment, this home blends elegant design with state-of-the-art functionality to create a truly exceptional living experience.

From the moment you step inside, the sense of quality and craftsmanship is unmistakable. The spacious Neptune kitchen forms the heart of the home, featuring exquisite sandstone flooring, a striking quartz marble island, designer taps and lighting, and top-of-the-range integrated appliances. Every detail has been carefully considered to balance beauty with practicality, making it an inspiring space for both everyday living and entertaining.

Each of the four bathrooms showcases superb finishes, including Burlington sanitary wear and luxurious underfloor heating, ensuring comfort and sophistication throughout. The four bedrooms are equally impressive, with newly fitted bespoke wardrobes in the main bedroom providing elegant storage solutions and a touch of tailored refinement.

The impressive open plan living room with dining table includes a recently installed media wall with built in lighting and open shelving. This beautiful living space flows seamlessly to a fully landscaped, south-west facing garden — a private sanctuary designed for low maintenance and year-round enjoyment. Mature planting, stylish paving and tiling, and thoughtful lighting create the perfect setting for outdoor

dining or quiet relaxation. The house comes with two designated car spaces outside the door with its own built in electric charge point.

Located in a secure, beautifully maintained gated community, this property offers both privacy and peace of mind. Its prime position in Blackrock provides easy access to the N11, the DART, and the vibrant village atmosphere with its array of cafés, boutiques, and excellent schools.

This stunning home is a rare opportunity to acquire a turnkey residence of exceptional quality in one of South Dublin's most desirable addresses — where timeless design meets effortless modern living.

SPECIAL FEATURES

- Fabulous location in the heart of Blackrock.
- Four spacious bedrooms.
- Four bathrooms.
- Situated in a secure, gated development of just 20 exclusive homes.
- Presented in walk-in condition – ready to move in.
- High-quality finishes throughout.
- Excellent B energy rating for comfort and efficiency.
- EV Charging point.



ACCOMMODATION

Entrance Hall Bright hall with large mirrored wall, wood flooring, panelled wall, recessed lighting.

Kitchen Newly refurbished kitchen with bespoke Neptune cabinetry. Capietra Sandstone flooring, kitchen island with Quartz marble counter top in Calacatta Gold, Perrin and Rowe designer sink with brass tap. Recessed lighting, designer drop lights over island, large window with morning sun. Ceiling coving. Neff induction hob with built in extractor, double oven, integrated fridge and freezer, integrated dishwasher.

Living Room With wood flooring and panelled walls, two sets of double doors leading to garden. Bespoke media wall with open shelving and integrated uplighting. Recessed lighting.

Bathroom Underfloor heating, feature tiled walls, Burlington sanitary ware, heated towel rail, wash hand basin, tap. Sandstone flooring and shower tray. Recessed lighting, wall mounted mirror.

Utility Room With tiled flooring, built in work top and two full sized washing machines and dryers.

Stairs and Landing Understair storage. Stylish carpet runner on stairs leading to landing. Hotpress.

Bedroom 1 Bright light filled main bedroom with new wood flooring, panelled wall, bespoke fitted wardrobes with interior lighting. Dual southwest facing windows. Recessed lighting, wall mounted mirror.

Ensuite With walk in shower, full marble tiling, wash hand basin,

WC, wall mounted mirror. Ceiling light.

Bedroom 2 Double bedroom with carpet flooring, built in wardrobes, part wall panelled walls, window to the front, recessed lighting.

Bedroom 3 Single bedroom with carpet flooring

Bathroom Fully tiled with large walk in waterfall shower, Burlington sanitary ware, heated towel rail, wall mounted mirror.

Bedroom 4 Second floor bedroom with carpet flooring, built in storage presses and window.

Bathroom Fully tiled with exceptionally large walk in shower, Burlington free standing bath, skylight.

GARDEN

Fully landscaped, south-west facing garden — a private sanctuary designed for low maintenance and year-round enjoyment. Mature planting, stylish paving and tiling, and thoughtful lighting create the perfect setting for outdoor dining or quiet relaxation. The house comes with two designated car spaces outside the door with its own built in electric charge point.

BER

BER B3, BER No. 102808870

Energy Performance Indicator: 129.47 kWh/m2/yr

