

For Sale

Asking Price: €895,000

Sherry
FitzGerald



28 Seafield Road, Booterstown,
Co. Dublin, A94 X932

sherryfitz.ie - make and view offers 24/7

BER C2





Welcome to number 28, a remarkable three bedroom plus study family home that combines elegant design, generous living space, and an enviable location with a true community atmosphere. The attractive semi-detached home underwent a renovation in 2021, delivering a turn-key residence finished to an exceptional standard. Behind its traditional façade lies a contemporary interior thoughtfully crafted for modern family living.

Stepping inside, natural light and character are immediately apparent. The front living room is enhanced by a classic bay window capturing morning light and a newly installed wood burning stove creating a spacious yet cozy living space. The kitchen has been opened up into a striking open-plan space, where the kitchen and dining area flow seamlessly together. The kitchen with its combination of style and function is fitted with integrated appliances and contemporary design, framed by a view that stretches out to an exceptionally large, sunny garden beyond. The addition of a dedicated study to the front of the house creates the perfect environment for remote work or indeed a child's playroom.

The upstairs accommodation comprises of three bedrooms, two of which are large doubles with wardrobes, and the third is single bedroom. The main family bathroom has been fully renovated with a window to the back, this completes the accommodation in this fine home.

The location is quite simply second to none. The N11 is only a short stroll away, providing immediate access to one of Dublin's most important transport corridors, while the DART lies within comfortable walking distance, making commutes to the city centre and along the coastline both effortless and appealing. The

proximity to University College Dublin will resonate strongly with families and investors alike, while the convenience of having St. Vincent's University Hospital on the doorstep offers reassurance and practicality in equal measure.

Perhaps one of the most distinctive qualities of this home is the neighbourhood it belongs to. The property overlooks a manicured green area to the front, a beautifully maintained communal space that fosters connection and enhances the appeal of the streetscape. Here, residents come together often. Seasonal celebrations, family-friendly gatherings, and community-led events are regularly organised, creating a warm and supportive local network.

Viewing of this wonderful home comes highly recommended.

SPECIAL FEATURES

- Spacious three bedroom plus study family home
- Renovated in 2021 to a turnkey finish
- Measuring 104.1sq.m. / 1,120sq.ft. approx
- West facing private rear garden
- Close to local amenities and transport links
- Premier schools in the area
- Overlooking communal green space
- Off-street parking

ACCOMMODATION

Entrance Hall Bright open hallway with wood flooring. New door with glass panels bringing in light. Built in storage under the stairs.

Study/Playroom Bright room with room for a single bed and desk. Carpet flooring, window to the front of the house.

Guest WC With sink, WC, tiled walls and floor, window for light and ventilation.

Living Room Spacious living room with large bay window, newly fitted wood burning stove, built in TV unit, alcoves with storage. Wood flooring.

Kitchen/Dining Large open plan kitchen/dining looking out to the back garden. Kitchen includes floor and wall hung units, stand alone fridge, tiled backsplash, induction hob with x 4 rings. Integrated oven. Sink looking out over garden. Spacious dining area with bespoke built in seating nook.

Stairs and landing Carpet stairs, window bringing in light.

Bedroom 1 Spacious double bedroom with carpet flooring, attractive bay window overlooking the front and built-in wardrobes.

Bedroom 2 Spacious double bedroom, carpet flooring, wardrobe, window overlooking garden.

Bedroom 3 Small double bedroom/single with carpet flooring, window to the front of the house.

Bathroom Fully tiled, heated towel rail, large sink with storage, bath, shower, WC. Window over the garden for light and ventilation.

GARDEN

The garden is undoubtedly one of the home's most compelling features that enjoys a West facing orientation with sunshine throughout the day, creating a warm and inviting backdrop to daily life. A spacious glass fronted shed currently used as a pottery studio/gym adds extra storage space to this family home. Purpose-built vegetable planters have been carefully integrated, offering a practical and enjoyable way to grow produce at home. A small hothouse, ideal for tomatoes and chillies completes this beautiful outdoor space.

BER

BER C2, BER No. 107396632

Energy Performance Indicator: 192.33 kWh/m2/yr





Open 24/7

REGISTER NOW TO SEARCH FOR
PROPERTIES, MAKE AND VIEW
OFFERS, ANYTIME YOU LIKE.



24 HOUR
ACCESS



SEARCH



BOOK
VIEWINGS



MAKE
OFFERS



**Sherry
FitzGerald**

NEGOTIATOR

Gillian Murray
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 6389977
E: gillian.murray@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Emmet Farrelly
T: 01 2880088
M: 087 1245891
E: blackrock@sherryfitz.ie

sherryfitz.ie

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.