

For Sale

Asking Price: €1,250,000

Sherry
FitzGerald



6 Greenville Road, Blackrock,
Co. Dublin, A94 WA09

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6 Greenville Road is a stunning, red brick fronted semi-detached family home presented in turn-key condition throughout situated on this highly regarded, quiet cul-de-sac just off Stradbroke Road within easy reach of Blackrock and Monkstown Villages, the seafront and Dart station, further boasting an immensely private south facing rear garden of 12m (39ft) in length.

This attractive family home is approached by a pillared entrance opening on to a wide paved driveway providing for excellent off-street parking for several cars with the remainder of the front garden laid out in lawn with mature planting. A solid teak side door with access control key pad leads to the sunny south facing rear garden.

On entering the home, the original features of the era are immediately evident with superb ceiling heights, picture rail and original timber floors offering a wonderful blend of the old and the new. The light filled generously proportioned accommodation extending to c. 160sq.m. (1,722 sq.ft.) comprises a welcoming reception hall with understairs storage and guest WC. To the right a reception room with original fireplace overlooks the front, double folding doors from here open into a further reception room again with original fireplace overlooking the rear garden. This in turn leads to a large, extended kitchen/breakfast room. The breakfast room overlooks the rear garden and has a large pantry room and original features such as servant bells and hatch to reception room. The kitchen is in a contemporary matt finished shaker style and overlooks and opens into the rear garden. A well-proportioned family/tv room to the front completes the accommodation at ground floor level.

At first-floor level off a landing with shelved hotpress and hatch to



attic (that offers vast potential for conversion) are 5 bedrooms, 3 of which comprise large double bedrooms. A separate bathroom and WC completes the internal accommodation.

Residents of Greenville Road enjoy a mature setting just a short stroll from the hugely popular Villages of Blackrock and Monkstown, with their shopping centres, trendy boutiques, and coastal walks, as well as highly regarded restaurants, cafes, and coffee shops while still enjoying an exceptionally peaceful setting. Transport needs are well catered for with DART at Seapoint within a ten minute walk as well as several Dublin bus links providing easy access to the City Centre and beyond. Also nearby are an excellent selection of primary and secondary schools including Scoil Lorcaín, Carysfort, CBC Junior and Senior School, Rockford Manor, Holly Park, Blackrock College, St. Andrews College & Loreto Foxrock to name but a few.

SPECIAL FEATURES

- Situated in highly regarded quiet cul de sac
- Sunny south facing rear garden of 12m (39ft) in length.
- Many original features intact including high ceilings throughout
- Beautifully presented throughout
- Vast potential for attic conversion
- Floor Area of approximately 160 sq.m. (1,722 sq. ft)
- Off-street parking on paved driveway
- Central location close to Blackrock & Monkstown Villages.
- Surrounded by a host of excellent primary and secondary schools.
- Well served by public transport including Bus & DART.
- GFCH

ACCOMMODATION

Porched Entrance Tiled flooring

Entrance Hall With original timber flooring, picture rail, understairs storage, door to;

Guest WC Fully tiled, WC, wash hand basin, recessed lighting;

Reception Room 1 With window overlooking the front, original timber flooring, picture rail, original tiled fireplace and hearth and open fire, double folding doors opening into;

Reception Room 2 Original timber flooring, picture window to the rear, picture rail, marble fireplace, hearth and open fire;

Breakfast Room With tiled flooring, window overlooking the sunny rear garden, serving hatch to reception room, fitted shelving, door to walk in pantry with tiled flooring and fitted shelving;

Kitchen With tiled flooring, dual aspect windows, door to rear, shaker style matt finished kitchen with metro tiled splashback, Integrated Zanussi oven, integrated Zanussi induction hob with extractor over, Beko washing machine, Grundig dishwasher, Nordmende fridge/freezer, under counter Beko freezer, Beko dryer, press with the Ideal Logic system 24 gas boiler. All white goods included in the sale.

Family Room With timber flooring, window overlooking the front, recessed lighting;

Landing With original timber flooring, hatch to attic, large shelved hot press, picture rail

Bedroom 1 With window overlooking the front, picture rail

Bedroom 2 With window overlooking the rear and picture rail

Bedroom 3 With original timber flooring, window overlooking the rear, shelved storage unit

Bedroom 4 With window overlooking the front and picture rail

Bedroom 5 Currently in use as home office, with original timber flooring, fitted desk unit with storage, and window to the front

Bathroom Fully tiled, cast iron bath with shower attachment over, wash hand basin, heated towel rail, shelved storage press, window to rear, extractor fan

GARDEN

The immensely private sunny south facing rear garden is a particular feature of this home, it is not overlooked in anyway and is laid out with large patio area, an ideal spot for BBQs and entertaining. The remainder of the garden is laid out in level lawn with mature planting and trees and Barna shed. The garden has a walled boundary and measures approx. 12m (39ft) in length.

BER

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