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PHOENIX TERRACE, 100-102, BLACKROCK VILLAGE, DUBLIN 14. This Victorian terrace of just 6 houses was built in 1847 as homes for sea captains. The current owners have lived here for over 25 years and have maintained the property in beautiful condition with every modern convenience side by side with period character and charm. There is full planning permission which was granted in 2019 for a single storey bay window extension to the ground floor return and also a new extension at first floor level to the rear return along with landscaping to the front and rear with a pedestrian gate to the front.

Phoenix Terrace is situated, almost directly across from the Blackrock Clinic, with glorious views of Blackrock Park and Dublin Bay. This Victorian terrace of just 6 houses was built in 1847 as homes for sea captains.

The current owners have lived here for over 25 years and have maintained the property in beautiful condition with every modern convenience side by side with period character and charm. There is full planning permission which was granted in 2019 for a single storey bay window extension to the ground floor return and also a new extension at first floor level to the rear return along with landscaping to the front and rear with a pedestrian gate to the front.

The property is accessed via a few steps to the hall door which opens to a lovely bright and wide hallway with high ceilings, Oak flooring and gives access to the inner hallway, and both reception rooms, the living and dining room which are interconnecting both have attractive Victorian fireplaces and original timber flooring and high ceilings.

The living room, to the front has wonderful views over the park and across to Dublin Bay. The dining room has a nice view overlooking the rear garden. A flight of stairs leads to the Garden level from here where there is a fully equipped kitchen and dining room with double doors leading out to the rear garden. There is also a large room to the front which is currently used as bedroom. There is access to a coal store under the steps leading to the front door.

From the hallway there are a few steps leading to a return where the family bathroom is located.

On the return there is a lovely window on this landing allowing lots of natural light to pour in. Further up on the first-floor level are the three bedrooms, two large doubles and a small double to the front. The two bedrooms to the front have wonderful views over Blackrock Park and Dublin Bay.

Number 4 is right beside the entrance to Blackrock Park, where new owners can enjoy a leisurely stroll to the village with all that it has to offer.

The location of course is second to none close to Blackrock Village and its great transport links with DART and regular bus routes linking to the city centre. A host of leading primary and secondary schools are just within walking distance. For sea swimmers, there is nearby at the Martello Tower.

SPECIAL FEATURES

- Floor Area: 149sq.m. / 1,604sq.ft. approx.
- Lovely period property built c. 1847
- High ceilings in main reception rooms
- Stunning period features and fireplaces
- Original sash windows
- Gas central Heating
- Adjacent to Blackrock Park
- Breath-taking sea views across Dublin Bay
- Residents permit parking to front and in Park
- Private westerly facing rear garden with vehicular access



ACCOMMODATION

Entrance Hall 1.38m x 4.02m Oak flooring, ceiling coving, high ceiling, archway leading to inner hallway.

Inner Hall 1.38m, x 4.19m Oak flooring, high ceiling, stairs to Garden level and upstairs

Living Room 4.02m x 4.07m Lovely bright room with window overlooking the park and views to the sea, Victorian fireplace, ceiling coving, original floorboards, sash window and shutters, folding doors to dining room.

Dining Room 3.61m x 4.14m Original timber floor, original sash window and shutters, Victorian fireplace, overlooking rear garden.

Ground Floor Return

Attractive staircase leading to half landing with window to the rear allowing lots of natural light.

Bathroom 2.00m x 4.59m Timber flooring and two windows with frosted glass. Fitted shelving, antique rolltop bathtub with claw feet, step in shower cubicle, wash hand basin, feature tiled wall with mirror, wc.

First Floor

Landing 1.81m x 4.14m Leading to all bedrooms

Bedroom 1 3.24m x 4.04m Large double bedroom with window overlooking the rear garden, Victorian fireplace, high ceiling, fitted desk unit and shelving, carpet flooring, original sash window and shutters.

Bedroom 2 3.60m x 4.14m Large double bedroom with window overlooking the front with superb views over the park to Dublin bay, carpet flooring and high ceilings, original sash window and shutters.

Bedroom 3 2.15m x 2.84m Double bedroom to the front with window overlooking the park to Dublin Bay, carpet flooring, original sash window and shutters.

Garden Level From the Entrance hall there are steps down to a return where there is cloakroom and storage

Hallway 1.39m x 3.91m Nice bright open plan hallway leading to kitchen

and living/dining room.

Kitchen 2.00m x 4.59m Long bright Scandi style kitchen with fitted cupboards and presses, sink unit, open shelving, Bosch oven, 4 plate Zanussi hob, plumbed for washing machine, gas burner, 3 windows overlooking the rear garden, recessed lighting.

Living / Dining Room 5.32m x 3.91m Comfortable room with attractive cast iron fireplace, polished timber flooring, double glazed French doors leading to rear garden.

Bedroom 4/Play Room 5.36m x 3.71m Large double bedroom with cast iron fireplace, display shelving on either side, double glazed doors leading to front patio. Excellent built in storage cupboards, carpet flooring. Access to coal store under the front steps.

GARDEN

There is a paved sun patio area leading to a timber sundeck ideal for entertaining and al fresco dining. Gravelled area surrounded by high walls steps up to gates allowing for vehicular access via Marine View, there is residents permit parking to the front and Blackrock Park.

BER

BER Exempt

