



37B Granville Park, Blackrock, Co Dublin

 **HUNTERS**
ESTATE AGENT

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BER C1



For Sale by Private Treaty

Hunters Estate Agent is truly honoured to bring this superbly presented bright and spacious detached family home extending to approximately 255sq.m/2,745sq.ft. to the market. Upon entering this property you are greeted by a spacious entrance hallway, to the right lies a gracious drawing room with bay window and a dual aspect, a light filled dining room with access to the side, a large kitchen/breakfast room opening into a most inviting family room with access to the rear garden and utility room, study and guest w.c. complete the accommodation at this level. Upstairs, there are four double bedrooms, three ensuite and a family bathroom. There is also access to the attic.

This property is located in a small exclusive development of just three properties set behind electric gates. No. 37B is approached by a pedestrian gate with a paved front garden and a gated driveway to the side offering ample off street parking, there is a most appealing landscaped lawned rear garden enjoying an Indian sandstone patio and extremely well stocked borders planted with a variety of plants, shrubs, trees and wall creepers. There is also a very useful recessed storage shed faced by a feature granite and brick façade.

Granville Park is a much sought after Road, conveniently situated close to a host of amenities in nearby Deansgrange, Foxrock, Cabinteely, Cornelscourt and Stillorgan villages. Dun Laoghaire, Blackrock and Dundrum Town Centre including several shopping centres, an array of specialist shops, restaurants, coffee shops and delis are also closely. The area also benefits from many recreational amenities including various local tennis, rugby, GAA, golf clubs, Deansgrange Library and marine activities in nearby Dun Laoghaire. Some of Dublin’s finest primary and secondary schools are within easy reach including Hollypark and St.Brigid’s national schools, Lycee Francais d’Irlande Primary School, Loreto Foxrock, Clonkeen College, CBC Monkstown Park, St. Andrews College, Willow Park and Blackrock College to name but a few. Various third level colleges are also within an easy commute including University College Dublin.

Excellent transport links are close by including the QBC, N11 and M50, the DART at Blackrock and the LUAS green line at Sandyford providing ease of access to and from the city centre and surrounding areas.

Viewing is highly recommended.

SPECIAL FEATURES

- »Superbly presented bright and spacious detached family home
- »Extending to 255sq.m/2,745sq.ft.
- »Located in this exclusive gated development of three houses
- »Gas fired central heating
- »Double glazed hardwood windows throughout
- »Ample off street parking and most appealing landscaped garden
- »Security alarm system
- »Surround sound and Smart home wiring throughout
- »Ideally located close to the villages of Blackrock, Deansgrange, Stillorgan and Foxrock
- »Easy access to transport links, including N11 (QBC), DART, LUAS and M50



ACCOMMODATION

ENTRANCE HALLWAY

6.35m (20’8”) x 1.83m (6’)
Tiled floor, digital alarm panel, under-stairs storage, hardwood floor.

DRAWING ROOM

5.65m (18’5”) x 4.69m (15’3”)
Fireplace with gas fire, t.v. and phone points, bay window, dual aspect.

DINING ROOM

4.2m (13’7”) x 3.69m (12’1”)
Vaulted ceiling, tiled floor, recessed lighting, t.v. point, double doors to patio and side.

STUDY

2.67m (8’7”) x 2.75m (9’)
Fitted home office incorporating desk, shelving and storage, telephone point.

GUEST W.C.

2.66m (8’7”) x 1.25m (4’1”)
W.c., wash hand basin with fitted light and mirror over, towel rail, fully tiled walls, tiled floor and recessed lighting.

KITCHEN / BREAKFAST ROOM

7.19m (23’5”) x 4.7m (15’4”)
Range of fitted units, polished granite worktops, tiled splash-back, integrated one and a half bowl sink unit, halogen hob, extractor fan over, double oven, integrated microwave and dishwasher, provision for American style fridge freezer, tiled floor, bay window with window seat. Door to

UTILITY ROOM

3.15m (10’3”) x 1.52m (4’9”)
Range of fitted units, polished granite worktop with integrated sink unit, tiled splashback, integrated freezer and plumbed for washing machine, tiled floor and door to side.

FAMILY ROOM

4.66m (15’2”) x 4.4m (14’4”)
Fireplace with gas fire, hardwood floor, t.v. and phone points, dual aspect, double doors to patio and garden.

STAIRCASE TO FIRST FLOOR

LANDING

8.3m (27’2”) x 1.26m (4’1”)
Hotpress with shelving.

MASTER / BEDROOM 1

4.66m (15’2”) x 4.37m (14’3”)
Range of built-in wardrobes, t.v. and phone points, dual aspect, door to

ENSUITE SHOWER ROOM

2.82m (9’2”) x 1.69m (5’5”)
Tiled shower unit, w.c., pedestal wash hand basin, mirrored cabinet and light over, heated towel rail, recessed lighting, extractor fan, fully tiled walls and tiled floor.

BEDROOM 2

4.18m (13’7”) x 2.82m (9’2”)
Built-in wardrobes, t.v. and phone points, hatch to attic.

BEDROOM 3

4.31m (14’1”) x 3.58m (11’7”)
Built-in wardrobes, fitted dressing table, with ample storage, t.v. and phone points, door to

ENSUITE SHOWER ROOM

3.24m (10’6”) x 1.17m (3’8”)
Step-in tiled shower unit, pedestal wash hand basin with fitted cabinet and light over, w.c., heated towel rail, fully tiled walls, tiled floor, recessed lighting and extractor fan.

BEDROOM 4

4.65m (15’2”) x 4.34m (14’2”)
Built-in wardrobes, dressing table with mirror over and shelving, t.v. and phone points, dual aspect. Door to

ENSUITE SHOWER ROOM

2.96m (9’7”) x 1.25m (4’1”)
Step-in tiled shower unit, w.c., pedestal wash hand basin with fitted cabinet and light over, recessed lighting, extractor fan, fully tiled walls and tiled floor.

BATHROOM

3.24m (10’6”) x 3.14m (10’2”)
Bath with shower attachment over, vanity unit with twin wash hand basins, storage unit, fitted mirror and light over, fully tiled walls, tiled floor, heated towel rail, recessed lighting and extractor fan

OUTSIDE

There is a paved garden to the front with a pedestrian gate and electric gate to the driveway to the side. There is a most appealing landscaped rear garden enjoying an Indian sandstone patio, raised lawn, richly stocked borders boasting a variety of shrubs, plants, trees, wall creepers, barna shed and recessed storage shed with feature granite and brick wall and outside lighting. A feature pergola with raised paved patio and dual side entrances further enhance the garden which also enjoys a high degree of privacy.

BER DETAILS

Rating: C1
Number: 108529694
Energy Performance Rating: 162.06 kWh/m2/yr

DIRECTIONS

Travelling along the N11 from the city centre southbound, turn left onto Newtownpark Avenue. Take your second right hand turn onto Granville Park, drive half way down the road and the entrance to the development is on your right hand side.

VIEWING

Strictly by appointment through Hunters Estate Agent
Foxrock on 01 289 7840 or email:
foxrock@huntersestateagent.ie



FLOORPLANS

Not to Scale. For Identification Purposes Only.



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