

For Sale

Asking Price: €775,000

Sherry
FitzGerald



24 Stradbrook Grove, Stradbrook Road,
Blackrock, Co. Dublin, A94 P5T3

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BER D1



GROUND FLOOR



FIRST FLOOR



Stradbrook Grove is a small exclusive development ideally located just off the Stradbrook Road. It is a very popular location, being close to both Blackrock and Monkstown. It is the perfect spot for anyone moving from a larger home in the area, a first time buyer or young family. No.24 is situated at the front of the development opposite a large open green space. Boasting a private sunny westerly facing rear garden and a large garage to the side suitable for conversion (subject to planning), this home offers space to extend the accommodation further if so desired.

Well-presented throughout, the accommodation comprises entrance hall, kitchen/dining which runs front to back and has double doors opening out onto the back garden, the living room is to the rear of the house and has an open fireplace and window overlooking the rear gardens. A spacious bedroom is to the front, this room has been used as a home office by the current owners and has a bespoke built in shelving unit. A guest wc completes the downstairs accommodation.

Upstairs, the landing has a large window making this area very bright and attic access. There are two double bedrooms upstairs and a bathroom. Both bedrooms overlook the rear gardens. The main bedroom boasts a generous en suite. A modern bathroom suite completes the upstairs accommodation.

With the central location of Stradbrook Road, you are only a few minutes from the hustle and bustle of Blackrock & Monkstown villages with their many shops, stylish boutiques and cafes. Also located close to excellent primary and secondary schools including St. Andrew's College, CBC Monkstown, Loreto Foxrock and Blackrock College to mention but a few. Transport links abound and include the N11, bus

routes and Dart at Seapoint a 12-minute walk providing speedy access to the City Centre.

SPECIAL FEATURES

- Mature and popular residential development
- Quiet cul-de-sac location
- Located in front of open green space
- Idyllic westerly aspect to the rear
- Well presented throughout
- Space to extend subject to the relevant planning
- GFCH

ACCOMMODATION

Floor Area: 91sq.m. / 980sq.ft. approx.

Hallway Laminate flooring, ceiling coving.

Guest WC Tiled floor, part tiled walls, wc, wash hand basin, central light, storage cupboard.

Study/ Bedroom Semi-solid mahogany flooring, window to side, custom made fitted storage unit, central light.

Kitchen Tiled floor, tiled splashback, 1 1/2 stainless steel sink unit and drainer, 5 ring gas hob, Bosch integrated dishwasher, extractor fan, Electrolux washer/dryer, Electrolux microwave, Zanussi oven, Electrolux fridge freezer, ceiling coving, recessed lighting, double doors to rear garden and double doors to living room.

Living Room Carpet flooring, ceiling coving, recessed lighting, window overlooking rear gardens, open fireplace with marble hearth and surround.

Landing Attic access, corner window.

Bedroom 1 Double room with carpet flooring, central light, window overlooking rear gardens, fitted wardrobes.

En suite Tiled floor, part tiled walls, wc, wash hand basin, fitted wall mirror, window to front, corner shower, recessed lighting, fully tiled around shower, Mira Elite shower.

Bedroom 2 Double room with carpet flooring, fitted wardrobes, window overlooking rear gardens, central light.

Bathroom Tiled floor, part tiled walls, recessed lighting, wc, wash hand basin, bath with shower attachment, Velux rooflight, eaves storage. Shelved hot press.

GARDEN

Cobblelock driveway to the front provides off street parking. Garage to the side suitable for conversion (subject to the relevant planning permission).

The rear garden has an idyllic west facing aspect with paved patio providing space for outdoor furniture. There is also a lawn area, walled on all sides and mature plants and shrubs bordering. There is garage access also from the rear.

BER

BER D1, BER No. 104513130

Energy Performance Indicator: 258.11 kWh/m2/yr





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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.