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Asking Price: €1,650,000

Sherry FitzGerald



NEGOTIATOR

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SF70701_12672

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BER B2

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.





Welcome to St Finbarr's, a generously proportioned semi-detached four-bedroom family home, measuring 183sq.m/ 1,972sq.ft approx.. which has been beautifully renovated and refurbished and has been in the same family for over 25 years. This is a truly stunning family home with excellent proportions and is finished to a very high standard with a very private mature rear garden.

Built in 1940's, it will be ideally suited to the family buyer looking for a property within walking distance of Blackrock village, Smurfit Business School, and All Saints National School.

From the moment you enter through the electronic gates you can see the quality of this home. It is a part red-brick, double fronted property with a very large, gravelled forecourt and provides great privacy. Upon entering the double hall door, you can see the quality that lies ahead. There are cream porcelain tiles in the hall which are throughout the ground floor apart from the large living room on the right which has luxurious Ulster carpet flooring. There is a very large guest wc with excellent storage. Going through to the right is the living room which is a lovely comfortable room with a feature Miller Brothers marble open fireplace, this is a great sized room for entertaining or just chilling to watch tv or listen to music. There are double doors to the lovely and bright family/tv room which has a vaulted ceiling with large sliding doors giving access to the rear garden. This room adjoins the stunning Newcastle Design kitchen, which is finished in cream with complimenting Silestone worktops. There are all Neff integrated appliances and a peninsula which provides a perfect space for casual dining. This leads to a cosy dining area which is to the front of the property. There is a lovely

flow to the accommodation at ground level and this continues on the first floor.

Upstairs the stairs and all the rooms are luxuriously carpeted in the same neutral Ulster carpet. A bright and spacious landing leads to all rooms and there is a large walk in shelved hot press where there is also access to the attic space. There are three very good double bedrooms a single bedroom and a large family bathroom, the main bedroom also has a large shower room ensuite.

From the front door you are within striking distance of Blackrock Village and the myriad of amenities that it has to offer including a wide range of specialist shops, restaurants, Frascati and Blackrock shopping centres and fantastic transport links including the DART and QBC. Enjoy pleasant walks along the seafront in Blackrock or closer to home in Carysfort Park.

SPECIAL FEATURES

- Stunning double fronted family home.
- Measuring 183.4sq.m/ 1974sq.ft approx.
- Totally refurbished and renovated in 2012- 2013.
- South easterly rear garden.
- Plantation shutters throughout.
- Porcelain tiling.
- Ulster carpet.
- Newcastle Design kitchen.
- White Shaker style doors throughout.
- Zoned climate control.
- Security lighting and alarm.
- Gas Fired Central Heating.
- Potential for attic conversion as many have done along the road.



ACCOMMODATION

Entrance Hall Accessed via a double hall door with a window to the side, this lovely welcoming and wide hallway has porcelain tiled floor, high ceilings with chandelier, radiator, and stairs to the first floor with the original banister. **Guest WC** Very large with porcelain tiled floor, large floor to ceiling storage cupboards, wash hand basin, wc, and chrome heated towel rail. **Living Room** Very large reception room with Ulster carpet flooring, Miller Brothers marble fireplace, two chandeliers and large window overlooking the front garden with plantation shutters. Double doors to

Kitchen/Dining/Family Room Very bright and spacious room with vaulted ceiling, recessed lighting, porcelain tiled floor and large sliding door providing access to the rear garden. Stunning Newcastle Design kitchen finished in cream with a complementing Silestone worktop and splashback. There is a peninsula with seating for casual dining with pendant lighting overhead. There are two large utility cupboards providing space for a washing machine and dryer, larder cupboard and all Neff integrated appliances, double oven, dishwasher, fridge/freezer and a 5-ring gas hob with extractor hood and fan. There is very good wall and floor storage. From the kitchen there is a dining area to the front of the house with large window overlooking the front garden.

Bedroom 1 Generous double bedroom with window overlooking the rear garden with plantation shutters, built in

wardrobes, carpet flooring, and recessed lighting. **Ensuite** Fully tiled with step in shower cubicle with rain showerhead, wash hand basin, wc, chrome heated rail and horizontal window.

Bedroom 2 Large double bedroom to the front with window overlooking the front garden with plantation shutters and carpet flooring, and recessed lighting.

Bedroom 3 Large double bedroom to the front with window overlooking the front garden with plantation shutter and carpet flooring, and recessed lighting.

Bedroom 4 Single bedroom to the front with window overlooking the front with plantation shutters and pendant light.

GARDEN

The rear garden has a bright south easterly orientation and a raised deck, mature lawn space and a feature circular Sandstone paved patio area ideal for dining al fresco or to just enjoy the sunshine. There are outdoor electric sockets and security lighting. There is a wide side access point to the front garden and a timber shed for storage. The garden is very private with hedging and fencing and some lovely shrubs and ferns.

BER

BER B3, BER No. 117204503

Energy Performance Indicator: 146.73 kWh/m2/yr

