



## 5 Park Villas, Blackrock, County Dublin A94T271

c. 280sq.m / 3,013sq.ft

**DNG Rock Road**  
Blackrock, Co. Dublin  
T: 01 283 2900 | E: rockroad@dng.ie

**Negotiator:**  
Dan Steen  
PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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## 5 Park Villas, Blackrock, County Dublin A94T271

DNG are delighted to present to the market 5 Park Villas, a substantial and attractive bay-fronted, two-storey over garden level Victorian period home located within a stones throw of Blackrock and Stillorgan Villages. This much loved family home benefits from spacious, well maintained accommodation, with a host of original period features including high ceilings with ornate coving and centre roses, window shutters, dado rails and large light bearing bay windows. The attractive period features which are present on the upper levels are married to high end modern finishes at the garden level of the property where an expansive open-plan kitchen/living/dining space provides the type of accommodations that have proven highly popular in recent years. The spacious accommodation over three level extends to c.280 sq.m/3,013 sq.ft and offers further scope to extend in the large side and rear garden.

From the large gravel driveway, with side access and parking for multiple cars, the main entrance is accessed via a flight of granite steps leading up to the front door. The welcoming entrance hall leads to two beautiful interconnecting reception rooms which in turn lead to one of five bedrooms as well as a guest w/c. The front facing living room with its large bay window benefits from a high ceiling, beautiful ornate coving, period fireplace and an ornate open archway leading to the equally impressive dining room. Off the dining room there is a convenient guest w/c as well as one of two en-suite double bedrooms. The stairs to the first floor and the garden level are also located in the entrance hall with spacious returns between each floor.

Downstairs at garden level the impressive open-plan kitchen/dining/living space occupies the main footprint of the house. The living area features an attractive fireplace built into the wall creating a lovely cosy atmosphere while double doors with plantation style shutters open out to the sizeable landscaped rear garden. Located off the living space is a practical utility room ideal as a laundry room. The kitchen/dining area boasts hand crafted cabinets with black granite worktops including a large island with Franke sink dividing the kitchen area from the dining space. Hidden off the kitchen is a fully fitted pantry with integrated fridge and freezer and ample storage cabinets. From the dining area one can access the secluded private patio area located to the front of the house. This cleverly designed space is ideal for relaxing in the summer sun or to enjoy al-fresco dining surrounded by beautiful climbing plants and an attractive water fountain. Off the dining space one can access a second guest w/c as well as a large room currently used as a home gym but ideal as an office or fifth bedroom if required. There is also a lobby off the dining space which features a storage/cloak room and a doorway which leads to the side entrance of the house.

On the top floor one finds three sizeable double bedrooms all with new carpet flooring and high ceilings. The master bedroom to the front features an expansive bay window with views out over the Dublin Mountains and a brand new en-suite bathroom. The second bedroom to the rear of the property benefits from a wonderful view towards the sea and Howth Head can be spied across the bay. The third bedroom, situated at the front of the house, again offers views out towards the Dublin Mountains. Perched above the top floor is a generous family bathroom topping off the wonderful accommodations in this fine home.

The area needs little introduction with everything one could possibly want within walking distance, this area has proven itself as the ideal location for families. Nearby Stillorgan Village offers a wealth of shops, restaurants, entertainment venues and a number of other amenities while Blackrock and Monkstown villages are also close by. Many of Dublin's finest schools and colleges are nearby including the new Nord Anglia International School in Leopardstown, Blackrock College, St. Andrews, Sion Hill, Mount Anville, Colaisti Iosagain&Eoin, Loreto Foxrock, UCD and the Smurfit Business School.

Public transport is extremely well catered for with the Quality Bus Corridor only a minutes walk away as well as Blackrock DART station, the M50 and Luas only a short drive together making the commute to the City Centre all the easier.

### Features

- Substantial 5 Bedroom Victorian Home
- Positioned On Large Site With Attractive Front And Rear Gardens
- Filled With Attractive Period Features
- Presented In Excellent Condition Following Recent Decoration
- Expansive Living Space With Generous Proportions Throughout Its 280sq.m/3,013sq.ft
- High End Open-Plan Modern Kitchen/Living/Dining Space On Garden Level
- Five Large Double Bedrooms Including Two Boasting En-Suite Bathrooms
- Gravel Driveway With Off-Street Parking For Multiple Cars
- Private Sunken Patio Area At Garden Level
- Large Rear Garden With Raised Lawn, Two Timber Sheds And Cut Stone Boiler House
- Short Walk To Blackrock and Stillorgan Villages
- Excellent Location For Families With Schools Nearby Including Nord Anglia International School, Blackrock College, Mount Anville and others.

[View By Appointment with Dan Steen of DNG Rock Road](#)

### Accommodation

Entrance Hall 10.45m x 2.1m

Bright and welcoming entrance hall with attractive tiled flooring and ornate period features including ceiling corning and centre ceiling rose. Stairs up to second floor and down to garden level.

Living Room 5.95m x 4.62m

Light filled living room with large bay window with original shutters overlooking front garden. Attractive period features include original stained floorboards, ornate corning and ceiling rose, cast iron fireplace with gas fire insert, beautiful central chandelier and ornate open archway leading to dining room.

Dining Room 5.15m x 4.62m

Commanding dining room with original stained floorboards, ornate ceiling coving and centre rose with chandelier, attractive fireplace with gas fire insert. Overlooks rear garden. Doors to entrance hall and first floor lobby.

Lobby (1st floor) 1.7m x 1.1m

Practical lobby with new carpet leading to guest W/C and first floor bedroom suite.

Guest W/C 2.8m x 1.1m

Generous guest w/c with new carpet, recessed lighting, wood paneling and window with plantation-style shutters overlooking rear garden. W/C and wash basin.

Bedroom 4 4.85m x 4.25m

Large and bright front facing double bedroom suite with new carpet flooring, plantation-style shutters, feature fireplace with gas fire insert, ceiling coving and centre rose. En-suite bathroom off.

En-Suite 2.65m x 1.17m

Fully tiled en-suite shower room with mosaic tiled flooring, heated towel rail, w/c, wash basin and oversized shower with Mira power shower.

Lower Return 2.1m x 2.65m

Tiled return off Entrance Hall with window with plantation-style shutters overlooking rear garden. Stairs down to garden level.

Open Plan Kitchen/Dining/Living Room

Living Area 5.35m x 4.3m

Expansive living space with tiled flooring and underfloor heating. Recessed lighting, feature fireplace, attractive cut stone feature wall on stairs leading to first floor with stainless steel handrails. Double doors with plantation-style shutters opening to rear garden and convenient under stair storage.

Large utility room off.

Utility Room 2.95m x 1.9m

Generous tiled utility room plumbed for washing machine with ample space for dryer and associated laundry equipment.

Kitchen/Dining Area 6.4m x 6.2m

Bright and spacious kitchen/dining area with top quality hand built kitchen cabinets including sizable kitchen island with black granite counter and Franke sink. Five ring Smeg gas hob, Miele extractor hood, Bosch dishwasher, Siemens double oven and Fisher Paykel fridge. Hidden pantry to one side of kitchen work area. Spacious dining area with door leading out to private patio.

Pantry 3.35m x 1.6m

Hidden off the kitchen area, tiled pantry with recessed lighting and wall-to-wall fitted cabinets with ample work-top space and integrated fridge and freezer.

Guest W/C 2.55m x 1.25m

Situated off the dining area this practical guest w/c features tiled flooring with recessed lighting, w/c and wash basin.

Gym/Home Office/Bedroom 5 3.1m x 4.15m

Large double room currently laid out as home gym with wood flooring and door to patio area. Could easily be used as a fifth bedroom, home office or even guest/au pair quarters.

Lobby 1.8m x 1.6m

Tiled draft lobby with external door to side garden. Storage room off.

Storage Room/Cloak Room 1.8m x 1.0m

Practical storage room ideal as cloak room.

Upper Return 2.1m x 1.9m

Carpeted return with bay window featuring plantation-style shutters overlooking rear garden.

Landing 4.32m x 1.5m

Carpeted landing with attractive ceiling coving and bedroom access. Stairs up to family bathroom.

Bedroom 2 4.0m x 3.5m

Large rear facing double bedroom with new carpet flooring, wall-to-wall fitted wardrobes, decorative fireplace, corning and double-sized window with original shutters and views out over rear garden to Howth Head.

Bedroom 3 4.6m x 2.8m

Generous and bright front-facing double bedroom with new carpet flooring, ceiling coving and decorative cast-iron fireplace.

Master Bedroom 5.85m x 3.3m

Light filled master bedroom with new carpet flooring, wall-to-wall fitted wardrobes, ceiling coving and centre rose, magnificent bay window with original shutters and view out over green space towards Dublin Mountains. En-Suite off.

En-Suite 2.8m x 1.5m

Brand new modern en-suite bathroom with attractive ornate tiling, w/c, w/h/b and double sized shower with rainfall head.

Family Bathroom 2.1m x 2.1m

Tiled modern family bathroom with recessed lighting, bath with Aqualisa power shower, w/c and wash basin. Access to attic storage space.

Secluded Patio Space 4.75m x 7.5m

Private patio area located to front of house at garden level, sheltered from the elements but ideal for relaxing in privacy. Low-maintenance gravel surface, trellised walls with climbing plants and attractive water feature. Doors to dining area and home gym/bedroom 5.

Rear Garden 14.0m x 13.0m

Landscaped rear garden accessed from living space via double doors to decked area. Raised lawn with attractive planted borders and trellised boundary walls and cut-stone boiler house with slate roof. Two large wooden sheds ideal for storage and gravel covered gated side entrance with access to house.

Front Garden

Gravelled front drive with mature hedging providing privacy from the roadside. Attractive cut-stone boundary wall and ample parking for multiple cars.

BER F BER No. 112206396

Energy Performance Indicator: 419.37 kWh/m<sup>2</sup>/yr