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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.





An exceptionally attractive, detached family home sitting on very private southwest facing grounds with trees and hedging of approx. 0.25acre. This secluded property with mature gardens, and three separate patios is situated within a stones' throw of Stillorgan Village offering an exceptional opportunity for those seeking a home in one of South Dublin's most desirable locations. The property was originally part of the Stillorgan Park Golf Club (1908-1917) and there are still signs showing of this with a raised back garden and steps to one of the original tee boxes.

The property is approached by a large, gravelled driveway with the picturesque Glaslower stream bordering the entrance to the property. This old stream runs down from the Dublin Mountains at Sandyford and returns to the sea at Maretimo, Blackrock. The stream used to turn one of the water mills at the brewery on Brewery Road. The stream was incorporated as a water feature of the original Golf Course.

The remainder of the front garden is laid out with lawn and flower beds which contain colourful planting and shrubbery with a beautiful mature Ash tree in the centre. Entrance to the house is through an elegant, ornate wrought iron gates depicting dragon heads.

The original owners of the property were Welsh and had commissioned the wrought Iron Gate to reference their Welsh heritage. [CM3.1]This gate opens into an enclosed Spanish style paved courtyard with beautiful white flowered clematis and Boston ivy adorning the walls.

Internally the accommodation retains its original character and an aspect of this unique property is the amount of sunlight that projects throughout the home. This comprises; a porched entrance opening into a double height reception hall with guest wc. The hall faces dual curved doors leading to a very comfortable living room with exposed timber beam ceiling and copper fireplace.

This exceptional room with book shelves along one side opens up to a very pretty south facing patio which is accessible through glazed double doors. This large southwest facing patio area is an ideal spot for entertaining on those long summer evenings.

SPECIAL FEATURES

- Situated on this prestigious road within easy reach of Stillorgan and Blackrock.
- Private gardens and grounds of approx. 0.25acre.
- Sunny southwest facing rear garden measuring 20m (66 ft) in length.
- Gas fired central heating.
- Internal accommodation extending to 166sq.m (1,787sq.ft)
- Convenient to Stillorgan, Blackrock & Dundrum.
- Surrounded by excellent primary and secondary schools & UCD.
- Good public transport links nearby including QBC on N11.



ACCOMMODATION

Porched Entrance With dual windows, sliding patio door, tiled flooring, glazed roof Logic System s30IE boiler, door to Entrance Hall Double height reception hall flooded in natural light, arched double doors to.

Guest WC With tiled floor, wc wash hand basin, enclosed fuse box, door to utility space that is plumbed for washing machine and dryer, door to broom cupboard

Living Room A large room with exposed timber beam ceiling, fitted shelving and press units, feature Galleon detailed copper fireplace with tiled hearth, double doors opening onto the sunny southwest facing patio

Dining Room With three full length windows overlooking the front garden, timber panelled ceiling

Kitchen/Breakfast Room A bright open plan room with tiled flooring, ceiling coving, kitchen with hand painted wall and base units, solid timber worktops, tiled splash backs, one and a half bowl sink, Belling Format cooker with extractor over, Bosch fridge freezer, display shelving, conservatory flooding the room in southwesterly light with double doors opening into the rear garden

Landing With window overlooking the front, shelved hot press with dual immersion

Bedroom 1 Dual aspect room overlooking the rear garden, open fire with brass surround and tiled hearth

Bedroom 2 Dual aspect bedroom with an excellent range of

fitted wardrobes, his and her sinks set into vanity unit with storage above and below, tiled surround with large, mirror, spot lighting, shower cubicle

Bedroom 3 With timber paneled ceilings and walls, window to rearm sink with fitted mirror above, currently laid out as a home office

Bedroom 4 Dual aspect bedroom overlooking the front with fitted wardrobes

Bathroom With fully tiled walls and floors, cast iron bath with shower attachment over, wc, wash hand basin, mirror, opaque window to front, hatch to attic, heated towel rail

GARDEN

The stunning garden is a real feature of this home with its enviable sunny south-westerly aspect. It measures approx. 20m (66 ft) in length and is bordered by deep mature high hedging and trees. This immensely private rear garden in a haven for wildlife and an additional side garden offers vast potential for a multiple of uses such as extension of the original property (subject to planning) or space for a garden room.

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