

For Sale

Asking Price: €1,150,000

Sherry
FitzGerald



18 Ashfield Park, Stillorgan Road,
Booterstown, Co. Dublin, D04 F8N6

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BER B





Discover an elegant, turnkey family home in one of South Dublin's most sought-after locations. This beautifully extended and renovated four-bedroom semi-detached residence sits in the heart of Booterstown, close to Blackrock village and directly opposite UCD. With excellent transport links on the doorstep, a sun-drenched landscaped garden, and generous parking, it offers modern living with exceptional convenience.

Behind a welcoming entrance hall, the layout balances cosy retreats with expansive family spaces. To the front, a separate living room with an open fireplace provides a warm, intimate setting for relaxing evenings or entertaining. A second front reception works perfectly as a playroom or quiet study, offering welcome flexibility for family life or hybrid working.

The hall opens into a beautifully bright, newly extended open-plan kitchen with integrated living and dining areas that flow together seamlessly. Contemporary cabinetry, a generous island/breakfast bar, and wide glazing create a striking heart-of-home atmosphere. Large windows and glass doors frame views of the garden and invite natural light throughout the day, opening directly onto a magnificent, sunny, landscaped outdoor space that is perfect for al fresco dining, summer barbecues, and effortless indoor-outdoor living.

Accommodation comprises four bedrooms in total: two spacious doubles and two comfortable singles, each enjoying excellent natural light. There are two further rooms from a recent attic conversion creating a large work from home space or guest room and a further second room perfect for a study or extra storage. The large contemporary family bathroom has been fully refurbished in a calm, modern palette with sleek fittings, delivering a relaxing, practical space for busy mornings and

evening unwind alike.

The location is outstanding. Positioned across from UCD, the house is ideally placed for staff, students, and families who value proximity to world-class campus amenities. Blackrock Village is just minutes away for boutiques, cafés, restaurants, parks, and the seafront. Transport connections are superb, with the Quality Bus Corridor, nearby DART stations, and excellent cycle links offering swift access to the city centre, Sandymount, and beyond. Renowned schools, sports clubs, and coastal walks are all close at hand.

In turnkey condition following its 2018 extension and renovation, this stylish, future-proofed family home combines peaceful, private living with unbeatable connectivity in one of South Dublin's most desirable neighbourhoods.

SPECIAL FEATURES

- Walk in condition four bedroom family home.
- Measuring 177.01sq.m. / 1,905sq.ft. approx (incl attic)
- Converted attic with two additional rooms.
- Excellent location close to UCD, N11 and Blackrock Village.
- Large landscaped private garden, driveway with space for multiple cars.
- Close proximity to local schools and St Vincents Hospital.

ACCOMMODATION

Entrance Hall Bright open entrance hall with feature tiles, laminate wood floor, glazed door.

Guest WC Tiled flooring, WC, wash hand basin, window for light and ventilation.

Living Room Large open living room with laminate flooring, large picture window, feature arched alcove, open fireplace with period style cast iron surround. Laminate wood flooring.

Study/Playroom Bright room to the front, laminate flooring

Kitchen/Living/Dining Room Open plan kitchen, newly renovated and extended. Laminate flooring, floor and wall hung kitchen units, peninsula island with built in sink overlooking the garden. Integrated washing machine and dishwasher, integrated fridge/freezer, integrated fan oven and microwave. Recessed lighting, large skylight windows with automatic control to open. Dining area with windows and doors leading out the manicured, private garden, built in wood burning stove. Living area to relax.

Bedroom 1 Large double bedroom to the front of house with large southwest facing windows, built in wardrobes, laminate wood flooring.

Bedroom 2 Spacious single bedroom with windows to the front of the house.

Bedroom 3 Double bedroom with laminate flooring, built in wardrobes, window overlooking back garden.

Bedroom 4 Generous single room with laminate wood flooring, window overlooking back garden.

Bathroom Fully tiled with wash hand basin with built in storage, WC, heated towel rail, large modern walk in shower, Chrome tap, recessed lighting.

Home Office Converted attic room, large velux window, carpet flooring, eaves storage, recessed lighting.

Study Study or extra storage room with carpet, large velux window and recessed lighting.

GARDEN

Outside, the property continues to impress. To the front, an extensive driveway accommodates multiple cars—an exceptional convenience in this prime location. To the rear, the landscaped garden combines a generous patio/terrace with lawn and planting for year-round colour, privacy, and low-maintenance enjoyment.

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