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For Sale

Asking Price: €1,295,000

Sherry FitzGerald



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Rose Mont Woodbine Park,
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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.



"Rose Mont" is a beautifully presented 5-bedroom (2 ensuite), detached, B3 rated family home extending to 170sqm, located within walking distance of Sandymount Strand and the grounds of University College Dublin. This home is an exceptional spacious, modern detached residence in walk-in condition throughout, offering every modern comfort on this lovely quiet leafy road close to Donnybrook, Ballsbridge and Blackrock.

Set behind wrought iron, automated, electronic gates, which lead to a Thomond Vermont paved entrance driveway, this home extends to c. 170sqm over two floors, offering 5 bedrooms with a private enclosed maintenance free gardens. Rose Mont is an exceptionally warm, bright, inviting, and comfortable family home or investment property.

Rose Mont is excellently located on the exclusive and tranquil Woodbine Park, with a host of amenities right on its doorstep on Woodbine Road including a shop, post office, Woodbine pharmacy, cafe and food outlets. It is also surrounded by some of south Dublin's best amenities, including those in Donnybrook Village, Ballsbridge, and Blackrock Village. The property is located close to UCD and St. Vincent's Hospital and is just a short stroll from the DART. The property is within walking distance of the Sandymount Strand, with its inspiring sea views. The property is only 15km from Dublin airport. The N11, with its Quality Bus Corridor (QBC) offering, gives you direct access to the city centre and surrounding areas.

This superb home will appeal to families seeking a quality home in turn key condition within easy commute of a choice of top Schools, Shopping and Public transport. Leisure amenities abound including Elm Park Golf & Tennis Club, Fitzwilliam Lawn Tennis Club, Donnybrook Lawn Tennis Club, David Lloyd Riverview and UCD Sports & Fitness Centre.

SPECIAL FEATURES

- Exceptional, modern, recently refurbished five bedroom detached family home 171sq.m.
- Very high specification finish throughout.
- Private sunny rear garden.
- Large attic with access via retractable stair unit.
- Developmental potential (subj. PP)
- Gas fired central heating with underfloor heating throughout the ground floor. Radiators on the first floor.
- Monitored Smart Intruder Alarm & Secure electronic gates.
- Fibre Broadband available.
- Great transport links, schools and shopping nearby.



ACCOMMODATION

Entrance Hall: With crema marfil marble cream tiled floor with Guest WC: Fully tiled WC with crema marfil marble cream tiles with WC, wash hand basin

Living Room: Accessed via glass panelled doors to a very spacious room, walnut flooring, attractive marble fireplace with built in fire. Bay window and wired for surround sound.

Dining Room: Walnut flooring, Velux roof light, wired for surround sound, double doors to rear garden.

Kitchen/Breakfast Room: Custom designed kitchen featuring Blanco Capri quartz worktop, countertops and dresser, with crema marfil marble cream tiled floor and a superb range of wall and floor presses and cupboards with integrated AEG appliances throughout, Electrolux American style fridge/freezer with ice dispenser. Velux roof light with double doors leading to the garden. Recessed lighting and window to the side. Utility Room: with Bosch washing machine and dryer, understairs storage cupboard and door to side passage.

Landing: Spacious landing with linen cupboard and access to the attic via retractable stairs unit

Main Bedroom: Large bedroom to the front with bay window and built-in wardrobes with internal wardrobe lighting, hanging rails and drawers. Main Bedroom Ensuite: Very high end finish with crema marfil marble cream tiles, wc, wash hand basin, shower, chrome towel rail.

Bedroom 2: Window overlooking the front garden and built-in

wardrobes, hanging rails and drawers.

Bathroom: Fully tiled, jacuzzi bath with shower, wash hand basin, wc, window and heated towel rail.

Bedroom 3: Window overlooking the rear garden and built-in wardrobes, hanging rails and drawers.

Ensuite: Very high end finish with crema marfil marble cream tiles, wc, wash hand basin, shower, chrome towel rail.

Bedroom 4: Overlooking the rear garden with built-in wardrobes, hanging rails and drawers.

Bedroom 5: Bedroom overlooking the rear garden with built-in wardrobes, hanging rails and drawers.

GARDEN

Private sunny rear garden. Beautifully landscaped, maintenance free gardens which are entirely private with mature planting throughout providing privacy, with flowerbeds and water feature. Thomond Vermont paving throughout for easy maintenance. Secure gated side entrances, flowerbed borders including a water feature with mature hedging, outdoor lighting and electric automated wrought iron entrance gate.

BER

BER B3, BER No. 100273226

Energy Performance Indicator: 129.03 kWh/m²/yr

