

For Sale

Asking Price: €1,295,000

Sherry
FitzGerald



Lough Bawn, Newtownpark Avenue,
Blackrock, Co. Dublin, A94 C3V5

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BER D2





Sherry FitzGerald is delighted to present to the market this exceptional opportunity to acquire a substantial and versatile residence, ideally positioned on a generous 0.3-acre site of mature greenery offering complete privacy. Set back from the road on a prominent corner site, this spacious dormer bungalow—complete with an adjoining, purpose-built chiropractor practice—offers outstanding potential to extend, redevelop, or modernise (subject to planning permission). On the approach to the house there is immediate evidence of space, with a large front garden, with plenty of room for off street parking. The bright open hallway leads to a beautifully sun filled living room looking out to the private back garden. The hallway then leads into the large open plan kitchen/dining and through to a spacious sunroom through wide doors into the stunning, beautifully laid out garden. There is a large fully fitted utility room located across from the kitchen with a side door leading from the kitchen giving useful access to the side passage to the front and back of the house.

There are two double bedrooms located downstairs, and the incredibly spacious master bedroom is upstairs with a further large double bedroom both benefitting from built in wardrobes and further space in the eaves either side of the dormer pitch. The large family bathroom with bath and shower and the linen cupboard on the landing complete the living accommodation of this spectacular home.

The adjoining practise is accessed from the door with a side entrance approached from the side of the practise on Meadow Close. There is a large waiting room/reception area leading into the treatment room. There is a customer toilet and kitchenette which leads into a further office looking out to the garden.

The location is most convenient within easy reach of Blackrock village providing an array of trendy eateries, cafes, bars, shops as

well as two shopping centres, Blackrock DART station, Blackrock Park and the beautiful seafront with its splendid coastal walks. The N11 with the QBC and multiple bus routes is easily accessible from the top of Newtownpark Avenue, while the LUAS and M50 are also nearby. There are excellent schools and colleges in the immediate area to include Newpark, Blackrock College, Willow Park School, St Andrew's College, Sion Hill to name but a few. UCD and Smurfit Business School are also within easy reach.

Chiropractor Surgery

Entrance Porch with glass sliding door with wheelchair access from a ramp. Waiting room - large waiting room with room for two large sofas and additional chairs, leading into a guest WC and a built-in kitchenette. Office - Following on from the kitchenette is a large office with wrap around windows looking out to the garden.

SPECIAL FEATURES

- Superb Spacious Detached Home
- 0.3 acres of beautiful private grounds
- Floor area 257sq.m. / 2766sq.ft. approx.
- Excellent potential to extend or redevelop subject to p.p.
- Gas fired central heating (New boiler)
- Excellent off-street parking
- Close to a choice of top Schools and Shopping

ACCOMMODATION

Entrance Hall Large bright open entrance hall with carpet flooring, double height ceiling with large crystal drop light, wood banister stairway with glass panelled hall flooding the entrance with light.

Living Room Spacious living room with large picture window overlooking the garden. Carpet flooring, marble fireplace with alcoves on either side. Glass door leading out to the garden. Recessed lighting.

Kitchen/ Dining Room Large open plan living and dining room. Glass door leading out to sunroom with direct access to garden. Kitchen is a stylish Danish designed bespoke finish that includes a Corian countertop and feature rounded drawers. Integrated Neff double oven and a Siemens 5 x ring gas hob sink unit and side door leading to the gardens.

Sunroom Large sun room with double doors opening out into the landscaped, private garden.

Utility Room With fitted shelving, counter space and integrated washing machine, dryer and fridge.

Bathroom With walk in shower, wash hand basin, WC, heated towel rail, recessed lighting and window.

Bedroom 1 Large double bedroom with walk in wardrobe, carpet flooring, window overlooking front.

Bedroom 2 Large downstairs double bedroom, newly refurbished with laminate flooring, feature wood panelled wall, large picture window overlooking back garden.

Bedroom 3 - Large main double bedroom overlooking garden with ample built in wardrobes, shelving and vanity table with wall mounted mirror. Carpet flooring and access to further eaves storage.

Bedroom 4 Large double bedroom with carpet flooring, built in wardrobes with access to further eaves storage. Carpet flooring and window overlooking front of house.

Bathroom Spacious bathroom with tiled walls and feature sunken bath with electric shower. Large vanity area with built in sink and storage. Window for natural light and ventilation.

GARDEN

The property is located on a generous 0.3 acre site of mature gardens with good road frontage providing off-street parking for numerous cars. There is a very private rear garden with access from a side passage to both front and rear gardens. The landscaped rear gardens are mostly in lawn with hedging for privacy and gets all day sun and ideal for entertaining and safe for children playing. There is a patio and water feature and storage sheds.

BER

BER D2, BER No. 118732148

Energy Performance Indicator: 297.79 kWh/m²/yr





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