

BER B2



9b Rosmeount Terrace  
Booterstown, Co. Dublin

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INTERNATIONAL REALTY



## 9b Rosmeount Terrace, Booterstown, Co. Dublin

### Features

- End of terrace family home built in 2021
- Bright practical accommodation including converted attic measures 128 sq.m.(1,377 sq. ft.)
- Private and secluded South facing rear garden with large patio and artificial lawn
- Walking distance to the DART and QBC bus service
- Easy access to Stillorgan and Blackrock villages
- A stone's throw from well-regarded Primary and Secondary schools
- Gas fired central heating
- Energy efficient B2 BER rating

9b Rosemount Terrace is a charming and contemporary end-of-terrace family home, distinguished by its part red-brick facade. Built in 2021, this property was designed and constructed to the highest standards, offering modern living in a sought-after location. It presents a bright and spacious layout, ideal for families seeking comfort and style.

The accommodation begins with a welcoming living room positioned at the front of the house. The heart of the home is the expansive kitchen and dining area located at the rear of the property. This space is designed for both functionality and entertaining, featuring sleek, modern cabinetry, excellent appliances and ample countertop space. Sliding doors from the dining area open out to a private, south-facing garden, perfect for outdoor dining, relaxation and family activities. The garden's orientation allows it to enjoy sunlight throughout the day, making it a lovely extension of the indoor living space. The ground floor also includes a convenient downstairs w.c., providing practicality for family and guests.

Upstairs, there are two generously sized bedrooms, the main bedroom being of particular note with an eight-door wardrobe and living/study area which leads to the ensuite. The family bathroom on this level is stylishly finished with modern fixtures, offering a relaxing retreat with a large double shower.

One of the standout features of the property is the converted attic space. This versatile area adds significant value to the home, providing an ideal space for a home office or playroom, depending on the family's needs. The property is further complemented by its energy-efficient B2 BER rating, ensuring a warm and comfortable living environment year-round while keeping utility costs low.

Situated in the heart of Booterstown, there is a wealth of amenities close by including local shops on Booterstown Avenue, Mount Merrion Avenue and Blackrock village with a selection of boutiques, coffee shops and restaurants. Many of Dublin's finest schools and universities are also located within easy reach, including Blackrock College, St. Andrew's College, Sion Hill, three National Schools and University College Dublin. The area is served by an excellent public transport network with both Booterstown DART station and the QBC within a five minute walk. Recreational amenities are well provided for with Blackrock Park at the end of Booterstown Avenue and Seapoint is also within a short stroll, ideal for leisurely coastal walks.

## Accommodation

**Living Room:** 4.15m x 4.8m (13'7" x 15'9") with staircase and window overlooking front

**Downstairs wc:** with whb and wc

**Kitchen/Dining Room:** 4.05m x 6m (13'3" x 19'8") excellent kitchen fitted with range of overhead press and drawer units, Neff ceramic induction hob with extractor over, integrated washing machine, integrated dishwasher, integrated fridge/freezer, centre island, very fine Silestone marble effect worktops and backsplash, large patio doors leading to the south facing rear garden

### Upstairs

**Bedroom 1:** 4.1m x 2.75m (13'5" x 9') with an excellent range of built in fitted wardrobes and window overlooking front

**Main Bathroom:** with cabinet whb, wc, large double shower, tiled walls, tiled floor and chrome heated towel rail

**Bedroom 2/Main Bedroom:** 3.6m x 6.6m (11'10" x 21'8") large bedroom with eight door wardrobe, study area/living area, with window to rear and door to ensuite

**Ensuite:** with whb, large double shower, window to rear and light with mirror under

**Converted Attic:** 4m x 6.2m (13'1" x 20'4") with two Velux rooflights and excellent under eaves storage

## BER Information

BER: B2. BER No: 114497100

EPI: 100.13 kWh/m<sup>2</sup>/yr.

## Eircode

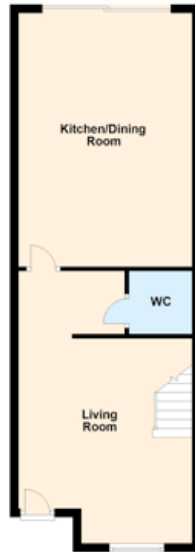
A94 R6P2





FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



Second Floor



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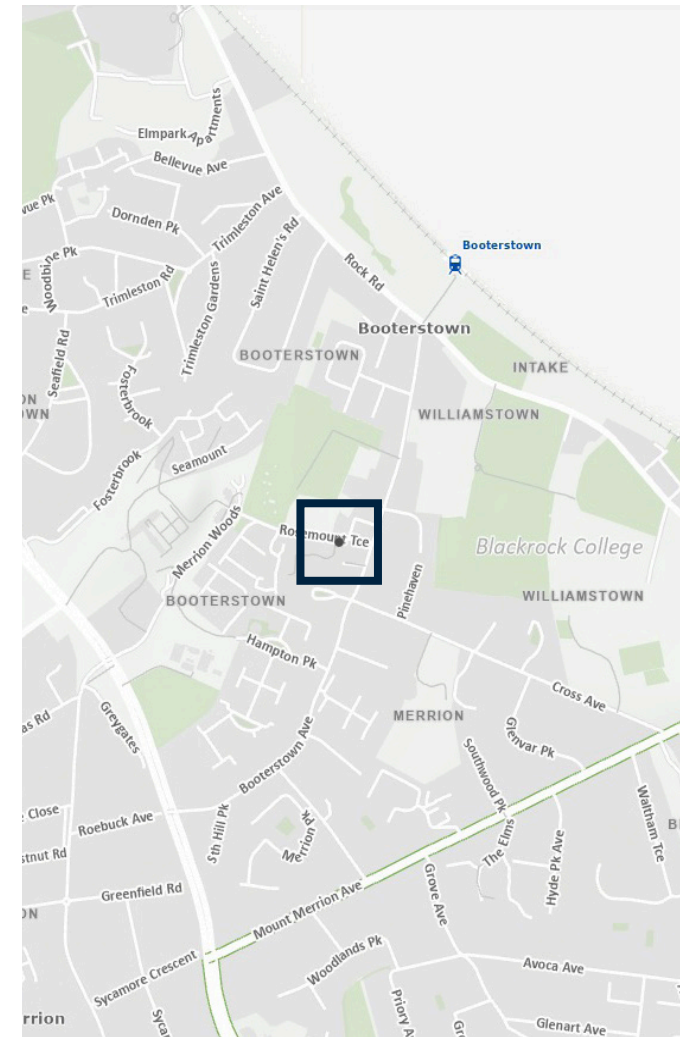
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