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Asking Price: €1,650,000

**Sherry FitzGerald**



**NEGOTIATOR**

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BER A2

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.

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Entrance Hall Balterio flooring, wood paneling and radiator cover. Leads to wider lobby with large window that has custom shutters. Oak carved staircase with carpet runner leads to two upper levels.

Guest WC Porcelain tiled floor, Villeroy & Boch sanitary ware, large, fitted mirror, recessed lighting.

Living Room Carpet flooring from Gavelles of Monkstown, radiator cover, custom made fitted storage units and shelving, feature gas fire inset, window overlooking front, electric remote control somfy blinds.

Kitchen/Dining/Family Room Exceptionally large space, Nolan's inset kitchen with an internal wood finish. Siemens double oven and microwave, Siemens induction hob and extractor fan, full size Siemens integrated larder fridge and separate full size Siemens larder freezer, quartz countertops and splash back. Centre island with 3 large pendant lights above, undercounter wine fridge and storage, 1½ stainless steel sink unit, Franke filter and instant boiling water tap, Siemens dishwasher, pantry cupboard. Balterio flooring, radiator cover, and door to side patio area. Utility Balterio flooring, fitted wall to floor units, quartz countertop, plumbed for washing machine and dryer.

Bedroom 1 Very large double room. Carpet from Gavelles of Monkstown, window to front, radiator cover, remote control electric somfy black out blinds, 2 x pendant lights. Walk in Wardrobe and Ensuite with Porcelain tiled floor, part porcelain tiled walls, window to rear, Villeroy & Boch sanitary ware large, fitted wall mirror, recessed lighting, heated towel rail, walk in shower, fitted roman blinds.

Bedroom 2 Double room with carpet flooring, window to rear, fitted wardrobe, remote control black out blinds.

Bedroom 3 Double room with carpet, wardrobes, window to rear, remote control electric somfy blinds.

Bathroom Porcelain tiled floor and part porcelain tiled walls, Villeroy & Boch wc, wash hand basin, large, fitted wall mirror, walk in shower, separate bath, heated towel rail, window to side, fitted storage, recessed lighting, fitted roman blinds.

Bedroom 4 Very large double room with carpet flooring, central light, window to front, remote control electric somfy black out blinds. Walk in Wardrobe and ensuite as bedroom 1.

Storage/Laundry Room Large fully fitted / shelved room with wood finish, carpet flooring, central light. Outside this room is access to the attic via stira folding attic stairs.

Bedroom 5/Multimedia Room Very large room currently laid out as cinema room with carpet flooring, radiator cover, window with black out remote-control electric somfy blinds,

Storage/Laundry Room Large fully fitted / shelved room with wood finish, carpet flooring, central light. Outside this room is access to the attic via stira folding attic stairs.

Bedroom 5/Multimedia Room Very large room currently laid out as cinema room with carpet flooring, radiator cover, window with black out remote-control electric somfy blinds,

Storage/Laundry Room Large fully fitted / shelved room with wood finish, carpet flooring, central light. Outside this room is access to the attic via stira folding attic stairs.

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#### PROPERTY DESCRIPTION

Proby Place is a small exclusive development of only 20 luxury homes, built by Glenveagh Homes in 2018. The houses are nestled in a small, private cul de sac with beautiful landscaping throughout and a children's play area. Ideally situated off Carysfort Avenue with Blackrock village being a pleasant walk away, it is bound to appeal to anyone in search of a modern family home in a convenient location.

No.9 Proby Place really is a picture-perfect home from the outset – from the red brick exterior with natural stone granite windowsills to the beautifully presented interior in soft neutral tones, it really does offer all the modern comforts that a growing family need. The high quality of finish and workmanship is evident as soon as you enter. A sense of space and light is achieved throughout the downstairs from the paneling as you enter the hallway, the extra height ceilings throughout, to the stunning open plan kitchen/dining/family room surrounded by floor to ceiling windows and a Velux roof-light flooding the space with natural light. This area is the heart of the home and has space for all the family to hang out. With floor to ceiling height sliding doors that open out onto the south facing gardens, it is the perfect orientation to make the most of the sunshine. A separate living room is to the front of the house and a guest wc and utility complete the downstairs accommodation. On the first floor there are three of the five bedrooms, all are large doubles. The main bedroom on this level has a luxurious

walk-in wardrobe and separate en suite. There is also a family bathroom on this level. On the second-floor level are two further bedrooms with the main bedroom again having a luxurious walk-in wardrobe and separate en suite. There is also a large fully fitted walk in storage room / laundry room on this level. The location is fantastic within a short stroll is Blackrock village which features two shopping centres, restaurants, bars, and other social amenities including coastal walks, Blackrock and Carysfort Park. Within the locality are excellent schools including Carysfort National School, Willow Park, Blackrock College, and St. Andrews College to name but a few.

#### GARDEN

Cobblelock driveway providing off street parking for 2 cars and a Tesla EV charging point. Gated side access with limestone paving to rear garden. The rear granite walled garden has a patio area with plenty of space for outdoor furniture. Raised lawn area with artificial grass and steps up the side. Raised flowerbeds with an array of plants. Chalet style wooden storage shed, outdoor sensor light and outdoor plug socket. At the side of the garden is a bin shed.

#### BER

BER A2, BER No. 111509196

Energy Performance Indicator: 32.11 kWh/m2/yr

