

# For Sale

Asking Price: €750,000

Sherry  
FitzGerald



9 Brookfield Terrace, Blackrock,  
Co. Dublin, A94 K0H6

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BER B2





Sizes and Dimensions are approximate, actual may vary. Propertylix 2024

A stylish, extensively refurbished, and cleverly extended high spec 'B2 Energy rated' family home further boasting a dormer attic room with shower room en-suite and a stylish landscaped low maintenance rear garden. This truly outstanding home is situated within a stone's throw of the wonderful facilities of Blackrock Village, the seafront and DART and offers bright generously proportioned accommodation extending to approx. 107sq.m. (1,151 sq.ft.) with an additional dormer attic room of 22sq.m (235 sq.ft).

9 Brookfield Terrace has recently undergone extensive refurbishment with no expense spared now providing the ultimate in modern family living. The attention to detail and calibre is excellent throughout and every conceivable modern convenience has been incorporated to ensure the new owner will enjoy all the comforts of contemporary living.

The quality of finish and style of this home must be seen to be appreciated. Internally a reception hall has vintage parquet oak flooring that runs throughout this level. To the right is a living room that overlooks the front and has retained the original exposed brick fire chamber, this room in turn opens into a stunning light-filled state of the art open plan kitchen/dining space. This is the real the core of the home. A Nohbec hand-painted kitchen boasts all mod cons with double door pantry unit, high end integrated appliances and Dekton worktop and splash back. A large island with matching Dekton worktop hand an undermount Villeroy & Boch sink, additional storage and breakfast bar seating. A tri-panel floor to ceiling sliding door opens out to the beautiful and peaceful landscaped garden laid out in dark porcelain paving with mature planting making an ideal space for entertaining and BBQs.

The original staircase and handrail lead to the first-floor level

where there are two well-proportioned bedrooms and a contemporary family bathroom with both standalone bath and oversized shower with monsoon head. At attic level a wonderful dormer conversion has created a truly magnificent room with dormer window overlooking the rear, this room also avails of a shower room ensuite.

The location of Brookfield Terrace cannot be bettered being located just off Carysfort Avenue within a stone's throw of Blackrock Village a home to cafes, boutiques, gastro pubs, shops, Michelin Star restaurant, mini markets, parks, and the stunning coastline. Local amenities include Carysfort Park with its large children's playground, open green spaces, lake, mature woodland as well as Blackrock Park with its beautiful sea views and walks. The Blackrock & Frascati Shopping Centre are both within a short stroll. Public transport in the area is excellent with the QBC and DART at Blackrock.

#### SPECIAL FEATURES

- Extensively refurbished, extended and upgraded.
- Beautifully presented throughout.
- Highly energy efficient "B2" energy rating.
- Contemporary open plan living accommodation.
- Vintage parquet oak flooring throughout the ground floor with underfloor heating.
- Floor Area of approximately 107sq.m. (1,151sq.ft.)
- Additional dormer attic room with shower room ensuite of c. 22sq.m (235sq.ft).
- Low maintenance rear garden with porcelain paving and floor to ceiling tri-panel sliding door.
- Double glazed sash windows.
- Within easy reach of Blackrock Village, seafront and DART Station.
- Surrounded by an abundance of recreational and leisure activities.

## ACCOMMODATION

**Entrance Hall** With antique parquet oak flooring, dado rail, door to; **Living Room** With vintage parquet oak flooring, underfloor heating, sash window overlooking the front, original feature fireplace and exposed brick chamber, opening into

**Open plan kitchen/dining** Vintage parquet oak flooring running throughout and underfloor heating with feature fireplace and exposed brick chamber, door to understairs storage and bespoke Nohbec hand painted kitchen with Dekton worktops, integrated Whirlpool fridge, Integrated Bosch double oven, Simens induction hob with Dekton splashback and extractor over, double door pantry press, oversized island with matching units and worktops, breakfast bar seating, undermount Villeroy & Boch sink, integrated Whirlpool dishwasher, integrated waste press, integrated undermount freezer, media wall with fitted press, storage units housing enclosed fuse box, "Ideal" gas boiler, dual rooflights, tri panel floor to ceiling triple glazed aluminium sliding door.

**Upstairs** With original stairs and handrail to landing sash window to rear, original flooring, dado rail

**Bedroom 1** With original timber flooring, sash window to rear, dual wall sconces, antique radiator

**Bedroom 2** With original timber floor, sash window overlooking the front, antique radiator

**Bathroom** With stand-alone bath and floor mounted brass mixer and shower, wc, oversized shower cubicle with metro tiling and monsoon shower head with recessed shelving, sash window overlooking the front, wall mounted radiator, tiled flooring, wall sconces and extractor.

**Attic Room** With dormer window overlooking the rear, excellent under eaves storage, recessed lighting, antique radiator. **Shower Room Ensuite** With tiled floor, partially tiled walls, shower with recessed shelving, wc, wash hand basin with tiled splash back, window to rear, extractor, recessed lighting

## GARDEN

Beautifully landscaped with dark porcelain paving around mature planting and trees, bin store, garden shed wired and plumbed for washing machine with additional storage.

## BER

BER B2, BER No. 112289277

Energy Performance Indicator: 107.1 kWh/m<sup>2</sup>/yr



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