

For Sale

Asking Price: €1,295,000

Sherry
FitzGerald



80 St. Helen's Road, Booterstown,
Co. Dublin, A94 AE42

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BER C2





A beautifully presented 1930's Crampton built home that retains many of the original features of the era ideally situated on highly regarded and sought after road only minutes from the seafront, DART, Booterstown and Blackrock Village. The property further benefits from full planning permission for a double storey extension to the side, single storey to the rear and a dormer attic conversion as well as an immensely private rear garden with a sunny aspect measuring c.23m (75ft) in length.

80 St Helens Road is approached by a pillared gated entrance to a gravelled driveway with cobble border providing off street parking for two cars and access to the garage. The remainder of the front garden is laid out in lawn bordered by mature hedging.

On entering the home, the elegant reception hall immediately sets the tone with high ceilings, polished hardwood floor and carved timber staircase. To the left are two beautiful interconnecting reception rooms, a living room with bay window overlooks the front and a dining room overlooks and opens into the rear garden, both rooms retain their original features with timber fireplaces, ceiling coving and picture rails. A kitchen breakfast room to the rear is flooded in natural light with triple aspect windows and rooflight, this in turn leads to a rear lobby with access to the garden and garage, off this is a utility room and storeroom. At first floor level of a wide landing are four well-proportioned bedrooms with the main bedroom availing of a bay window overlooking the front. A family bathroom completes the internal accommodation.

The location of St Helens Road could not be beaten being within a short distance of Booterstown and Blackrock Village with its speciality shops, two shopping centres, cafés, restaurants and

boutiques it is easily accessed walking through Blackrock Park. The area is surrounded by some of Dublin's most popular schools including Willow Park, Blackrock College, St. Andrews, St. Michaels, Coláiste Íosagáin, Coláiste Eoin, Muckcross Park, Mount Anville and Teresians to name but a few. UCD is within walking distance, and the Smurfit Business School is within easy reach. Recreational amenities are well provided for with Blackrock Park just opposite, Elm Park Golf Club, UCD Belfield. Sandymount Strand for leisurely strolls and the sea at Booterstown are both within easy walking distance.

The area is very well served by public transport with the DART at Booterstown and the QBC on the N11 and Rock Road. St Vincent's Private and Public Hospitals and the Private Blackrock Clinic are also located close by.

SPECIAL FEATURES

- Ideally situated within an easy walk of the seafront and DART
- Within walking distance of Blackrock Village and UCD
- Immensely sunny, private rear garden of c. 23m (75ft) in length with garden room
- Floor area of approximately 150sq.m. (1,615sq. ft)
- Upgraded double glazed windows throughout
- Upgraded gas boiler and heating
- Full planning permission for double storey extension to side and single to rear (D22A/0926)
- Full planning permission for dormer attic conversion (D22B/0480)
- Excellent public transport including DART and bus on QBC
- Surrounded by a host of highly regarded primary and secondary schools

ACCOMMODATION

Entrance Hall With high ceilings, original timber floor, beautiful carved timber staircase to first floor, door to understairs cloakroom.
Guest WC With window to front, WC, wash hand basin and partially tiled walls.

Living Room With original solid timber floor, ceiling coving, picture rail, original fireplace with tiled insert and hearth and open fire, recessed lighting, bay window overlooking the front, sliding pocket doors opening into;

Family Room With original solid timber floor, ceiling coving, picture rail, original fireplace with tiled insert and hearth and open fire with bespoke fitted shelving to either side of the chimney breast, recessed lighting, and double doors to the rear garden

Kitchen/Dining Room Kitchen with a range of shaker style wall and base units, pull out pantry unit, integrated Hotpoint Fridge, integrated double Neff oven, integrated Neff dishwasher, integrated Neff 4 ring electric hob with extractor over, one and a half bowl sink unit, picture window overlooking the rear garden with dual aspect windows to side and roof light above. Dining area with recessed lighting, and door to;

Rear lobby With door to rear garden and door to garage

Utility Room With tiled walls & floors, window to rear, plumbed for washing machine, storage & single bowl sink. **Store Room** With shelved storage

Garage Double timber doors, enclosed fusebox & shelving

Landing With window to side, hatch to attic and shelved hot press

Bedroom 1 With bay window overlooking the front & picture rail

Bedroom 2 With bespoke fitted wardrobes, original solid timber floor, picture rail and window to rear

Bedroom 3 With window to rear, picture rail, wardrobe & shelving

Bedroom 4 With window to the front & picture rail

Bathroom Tiled floor, partially tiled walls, bath with shower attachment over, WC, wash hand basin, fitted mirror, heated towel rail, recessed lighting, extractor fan, window to rear

GARDEN

The stunning and immensely private garden is a real feature of this home measuring approx. 23m (57 ft) in length it is laid out mainly in lawn with a patio area directly outside the dining room and a further patio with timber cladding to the rear of the garden. The garden is not overlooked in any way avails of all day sunshine and has a glazed garden room, Barna shed and boiler house housing the Baxi gas boiler.

BER

BER C2, BER No. 100152727

Energy Performance Indicator: 186.31 kWh/m²/yr





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