

A truly exceptional detached family home which has been cleverly extended and remodelled to provide superb and very flexible family living





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BER C3

19 Richmond, Blackrock, County Dublin
A94TY40

c. 211 sq.m/2271 sq.ft.

dng.ie

DOUGLAS NEWMAN GOOD

DNG



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A truly exceptional detached family home which has been cleverly extended and remodelled to provide superb and very flexible family living with a spacious floor area of 211 sq.m/2271 sq.ft. The impressive extensions were completed by the current owners in two separate projects. The first in 2011 included a stunning kitchen extension to the rear which is flooded in natural light from feature height floor to ceiling glazing of 2.7m. A self-contained studio with its own front door access was also included in this project which is ideal for teenager/au pair/elderly relative accommodation. This unit also qualifies for the rent a room tax relief scheme for a clever home and income option (up to €4,000 pa). The second extension was completed in late 2017 which created five bedrooms at first floor level incorporating a gorgeous master suite. The accommodation is in stunning condition throughout with a real sense of space and light briefly comprising at ground floor level; entrance hallway, guest w.c., t.v. room/study, living room, open plan kitchen/dining/family room, utility room, self-contained studio to side (incorporating kitchenette/bedroom/en suite with own front door access). There are five bedrooms at first floor level, a main family bathroom and the master suite has a feature vaulted ceiling which really adds to the sense of space with an en suite bathroom. The gardens are beautifully landscaped with excellent off-street car-parking to the front and a very private aspect to the secluded rear garden.

The location is excellent, in a sleepy cul de sac off Newtownpark Avenue in Blackrock, with an abundance of amenities within easy reach. The new Dunnes Stores, quite literally on the doorstep, is a big selling point with nearby local shops including a pharmacy and the Wishing Well pub within a short stroll on Newtown Park. There are tennis courts and a children's playground in nearby Mount Albany/Springhill Park and Newpark Sports and Music Centre is within an easy walk. Many local well-regarded schools are within a short walk including Holly Park Boys and Girls primary schools, The French School, Carysfort National school, CBC Monkstown and Loreto Foxrock Secondary school. The number 114 bus to Blackrock is very convenient and the number 4 services the rear of Richmond from Blackrock College. The nearby N11 provides ease of access to a variety of other schools including St. Michael's, Oatlands College, The Teresians and St. Andrews to name a few. Viewing of this superb family home is highly recommended to appreciate all it has to offer.

BER:C3

BER No.111957551

Energy Performance Indicator: 206.39 kWh/m²/yr

Features

- Detached.
- Spacious floor area of 211 sq.m/2271 sq.ft.
- Understairs smart storage (three shoe drawers and cupboard to kitchen).
- Quiet cul de sac position.
- Oversized kitchen island with extra depth granite worktop.
- Cleverly extended and remodelled to the highest finish.
- Gas fired central heating with two gas effect fires.
- Smart app controlled thermostat and timer (NETATMO) fitted to utility room.
- Pumped power showers at first floor level.
- Easily maintained landscaped gardens.
- Guest w.c.
- Utility room.
- En suite to master bedroom.
- Attic part floored and insulated with drop-down ladder.
- Hardwood flooring to first floor level has been sound proofed.
- All internal doors and skirting timbers have been replaced with mostly white oak (painted finish).
- Newly replaced banisters.
- Intruder alarm monitored by Phonewatch.
- Fitted units to all bedrooms and study have solid oak interior panelling and drawers.
- All ironmongery replaced with modern brushed steel/chrome.
- Feature curved wall to landing.
- Beautiful Buckleys fireplace to livingroom.
- Au pair/elderly relative/teenager self-contained accommodation with own front door entrance - qualifies for rent a room tax relief (up to €14,000 p.a.).

Accommodation

Ground Floor

Entrance hallway: 1.86m x 7.67m bright, welcoming space with hardwood white oak flooring, ceiling coving, recessed lighting, bespoke fitted generous storage with glass shelved side cabinet, bespoke console table/radiator cover, understairs smart storage.

Guest w.c.: 2.34m x 0.93m w.c., w.h.b. set in marble counter top with marble splashback and storage under, stone tiling to floor and wall to rear of w.c., chrome heated towel rail.

T.V room/study: 4.68m x 2.19m hardwood white oak flooring, bespoke fitted T.V unit with excellent storage, remote controlled electric blind.

Living room: 4.99m x 3.32m beautiful Buckleys stone fireplace with gas coal effect fire, ceiling coving, recessed lighting, hardwood white oak flooring, bi-folding full length glazed doors open to kitchen/dining/family room.

Open plan kitchen/dining/family room: 7.26m x 6.87m

Kitchen/dining area: extensive range of modern fitted black gloss units with plumbing to American style fridge/freezer, three integrated Siemens ovens (main oven/steam oven/combi microwave oven), Siemens warming drawer and Siemens utensils drawer. Impressive large island unit with extensive walnut gloss storage including clever hidden storage, extra depth black granite worktop, Siemens five ring induction hob with ceiling mounted extractor hood, integrated dishwashers x 2, stainless steel sink unit with Quooker instant boiling water tap, stone floor laid in oversized Crema Marfil tiles, recessed lighting, recessed ceiling speakers x 4.

Family room: cleverly designed with feature graded ceiling height up to 2.7m this room is flooded in natural light from three large remote controlled velux windows and high spec Schuco sliding door to rear garden with floor to ceiling glazing of 2.7m (German manufactured). Remote controlled pebble gas effect fire, bespoke display shelving with feature recessed lighting.

Utility room: 2.52m x 2.00m range of walnut gloss fitted units with feature sliding door glass unit, extra depth black granite worktop, vented for dryer, plumbed for washing machine, door to studio.

Self-contained unit/studio:

Kitchen: 7.74m x 1.58m range of floor and eye level fitted units, bowl and a half stainless steel sink unit, recessed lighting, plumbed for dishwasher, washing machine, undercounter fridge, fully tiled floor. Door to bedroom and door to enclosed storage area.

Bedroom: 3.37m x 2.74m hardwood floor, double glazed sliding door to garden, velux rooflight, door to en suite.

En Suite: 2.12m x 1.30m w.c., w.h.b., double sized step-in shower enclosure with Mira electric shower, fully tiled walls and floor, heated chrome towel rail.

Enclosed storage area: 3.40m x 1.86m with double doors providing access to front garden, outside tap and electricity supply.

First Floor

Landing

Flooded in natural light from cleverly positioned velux rooflight, recessed lighting. Access to floored and insulated attic space with pull-down ladder. Hotpress and built-in solid oak narrow shelved unit.

Master bedroom: 4.22m x 3.70m large front facing double room with feature vaulted ceiling measuring 2.89m in height. Two sets of high spec bespoke four door fitted wardrobes with solid oak drawer units and solid oak interior, recessed lighting, door to en suite.

En Suite: 2.47m x 1.39m wall hung w.c. with feature storage over, double wash hand basins recessed in beautiful marble top with heated mirrors over and double drawer vanity unit below. Large step-in shower enclosure with curved wall feature finished in mosaic tiles, tiled floor. Wall mounted lighting, recessed ceiling lighting, shaver point, heated chrome towel rail.

Bedroom 2: 4.24m x 2.93m front facing double room with bespoke three door fitted wardrobe and shelving with solid oak interior and solid oak drawers, study/vanity unit, hardwood white oak flooring.

Bedroom 3: 3.13m x 2.84m rear facing double room with bespoke four door fitted wardrobe and solid oak drawers and interior, fitted vanity/study unit with solid oak drawers, bookshelf overhead, hardwood white oak flooring.

Bedroom 4: 3.54m x 2.39m rear facing room with bespoke four door fitted wardrobe with solid oak internal drawers and side bookcase with solid oak drawers, hardwood white oak flooring.

Bedroom 5: 3.51m x 2.35m bespoke four door fitted wardrobe with solid oak internal drawers and side bookcase with solid oak drawers, velux roof light with remote controlled electric blind.

Main bathroom: 2.38m x 1.64m w.c., w.h.b. with movement activated lighted mirrored storage unit above, extra deep bath with dual rain head shower/hand held shower head over. Fully Crema Marfil tiled walls and floor, chrome heated towel rail.

Gardens

Fully walled front garden with cobble lock driveway providing excellent off-street car parking, outdoor lighting. There is a large enclosed storage area (3.40m x 1.86m) accessed via double doors from the front garden which has an accessible outside tap and electricity supply.

Beautifully landscaped and very private fully walled rear garden. Easily maintained with raised planted beds, large Indian Sandstone patio perfect for Al Fresco dining, astro turf and timber garden shed (with electricity). Ambient garden lighting, outside tap, external electricity points.

View By Appointment

Asking Price: €1,295,000