

For Sale

Asking Price: €725,000

Sherry
FitzGerald



18 Seafield Crescent, Booterstown,
Blackrock, Co. Dublin, A94 CH99

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BER E2





Sherry FitzGerald is pleased to present No.18 Seafield Crescent to the market, offered with no upward chain.

This fine three-bedroom residence in need of some modernisation has a good balance of living and bedroom accommodation and offers huge potential to develop and extend subject to FPP and is ideal for a discerning buyer to upgrade to their own requirements.

No. 18 is located close to excellent local amenities, premier schools and transport links and should be seen to be fully appreciated.

The ground floor comprises; entrance hall off which lies the dining room to the front and living room to the rear, the dining room has a lovely bay window and there are matching tiled fireplaces in the reception rooms. There is a kitchen to the rear with access to the rear garden. There is a garage which would be suitable for conversion and an integral storeroom.

On the first floor there are two double bedrooms with fitted wardrobes, a single bedroom and a family shower room.

The rear garden is a peaceful oasis which is the perfect space to sit out during the finer weather with its lovely westerly orientation. Mainly in lawn with mature hedging and a patio area. There is also pedestrian access to the rear garden. To the front there is ample parking on driveway.

Seafield Crescent is an incredibly desirable residential area within easy reach of almost every amenity. This peaceful location offers local shops while Merrion and Blackrock shopping centres are

within a short drive; the villages of Booterstown, Blackrock and Stillorgan with an array of specialty shops, boutiques, cafes and restaurants nearby. Many of Dublin's premier schools are in the vicinity, including St Andrews College, St Michaels, the Teresian School, and Blackrock College, while UCD is a mere 10-minute walk away. Local primary schools include Willow Park, Our Lady of Mercy Girls School and St. Mary's Boys School all just a short walk away. The area is served by an excellent public transport network, with the DART at Booterstown station, Aircoach along the Rock Road and the QBC on the Stillorgan Road. In addition, UCD campus is close by while Sandymount Strand and Blackrock Park are ideal for leisurely walks. Viewing is highly advised in order to fully appreciate this good property in an ideal location.

SPECIAL FEATURES

- Good three-bedroom family home.
- Lovely residential location.
- Freehold.
- No upward chain.
- Huge potential for extending subject to FPP.
- Close to all local amenities.
- Fully double glazed windows and doors.
- New modern shower room.
- Recently fitted Electric heating.
- Recently fully rewired and loft insulated.

ACCOMMODATION

Floor Area: 91sqm/ 980sqft approx.

Hall With understairs storage

Dining Room To the front with lovely bay window and tiled fireplace and built in book shelves.

Living Room To the rear overlooking the rear garden with tiled fireplace and large window.

Kitchen With sink unit and window with door leading to rear garden. Plumbed for washing machine and a few wall cupboards.

Garage Ideal for conversion or storage, with up and over door and rear access door.

Store Room Ideal for conversion or storage, with rear access door.

Landing With hot press and access to attic.

Bedroom 1 Double bedroom to the front with bay window, tiled fireplace and good built in wardrobes.

Bedroom 2 Double bedroom to the rear with good built in wardrobes and storage.

Bedroom 3 Single bedroom to the front with built in wardrobes.

Shower Room Modern shower room with tiled shower cubicle with electric Triton shower, wash hand basin and wc, tiled floor and frosted window.

GARDEN

Nice front garden with good lawned area and off-street parking on the driveway. Side gated pedestrian access to rear garden.

Rear garden with nice westerly orientation, walled with mature hedging, large lawn with patio area.

BER

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