



88 Goatstown Road, Goatstown, Dublin 14. D14K462

Beirne
& Wise



88 Goatstown Road, Goatstown, Dublin 14

For Sale By Private Treaty

This is a truly exceptional double fronted detached residence, well positioned on a third of an acre of beautiful gardens with a south westerly aspect to the rear, and in this much sought after location. This impressive home benefits from a separate ground floor home office suite which could be the perfect au pair / family member apartment or indeed the perfect den for growing teenagers.

Set behind imposing granite pillars with electric gates, this distinctive home enjoys immense privacy due to its central positioning on site and planting of specimen trees and shrubs dotted along its boundaries-both front and rear. A sweeping gravelled driveway leads up to the impressive forecourt with plenty of parking. The landscaped gardens are a truly special feature of this impressive home and offer a place for the entire family to enjoy, relax, play and entertain.

This unique family home retains much of its 1930's character and charm and enjoys a wonderful sense of seclusion both inside and out. No 88 has been updated with considerable style by its current owners with the use of quality materials, good craftsmanship, bespoke fit-out and more than a touch of imagination are the key elements of this successful transformation. Classic contemporary would best describe this easy living ultra-comfortable, light filled home which is presented in excellent decorative order throughout.

The well-designed internal layout takes full advantage of the wonderfully sunny aspect to the rear. This is the perfect long term family home and will adapt well to changes in growing children's needs and of course still lots of potential to extend if so required (subject to PP).

The location is one of convenience just 5 kms from Ballsbridge – Dublin's premier business centre, adjacent to a wealth of amenities on hand in nearby Clonskeagh, Mount Merrion, Blackrock and Dundrum. A straight run will get you to the M50 and there is wide selection of some of Dublin's most prestigious junior and secondary schools- Mount Anville, St. Killians, Gonzaga, Alexandra and the new Nord Anglia International School in Sandyford not forgetting UCD Belfield Campus.

Viewing is highly recommended to appreciate all that this unique family home has to offer.

[View](#)

Strictly by appointment with the selling agents Beirne & Wise. T: 01 296 2444







Special Features

- Floor Area 230 sq.m (2,476 sq.ft) approximately
- Mature private gardens on a large secluded site of a 1/3 of an acre.
- South westerly aspect rear garden
- Generous secure off street parking
- Separate Office Suite
- Boat Docking Station
- Family friendly open plan Kitchen / Living / Dining
- Stylish bathrooms with designer sanitary ware
- Phone Watch Alarm System
- OFCH

Accommodation

ENTRANCE HALL

This is a most inviting entrance hall with coved ceiling, picture rail, with mat well and original narrow board maple flooring, recessed window seat and radiator cabinet. Access to under stairs storage and;

GUEST W.C.

With concealed cistern wc, whb and painted timber wainscoting.

LIVING ROOM 3.26m x 5.65m

The elegant proportions of this light filled, dual aspect room are complimented by a contemporary fire mantle with enclosed wood burning stove provides a focal point for this comfortable room, with bespoke cabinets with display shelving are well positioned on either side of fireplace. The ceiling has original cornicing and there is a patio door leading to the stunning rear garden.

FAMILY ROOM 5.63m x 3.68m

A delightful room with large picture window and French doors taking full advantage of the wonderful aspect over the rear garden, with coved ceiling, maple flooring and original painted brick faced chimney breast.

KITCHEN/DINING ROOM/ LIVING ROOM 4.59m x 8.67m excluding bay window

This is a spacious, dual aspect room providing ample kitchen, dining and living space- perfect for entertaining especially with the direct access to the sheltered patio area. With a dedicated entrance from front of house, this is the ideal arrangement for modern day family living. There is an array of attractive painted shaker style kitchen units with plenty of worktop and cupboard space incorporating metro style tiled splash back with counter level lighting, display cabinets, open shelving with built in 5 ring induction hob, extractor, Neff oven,





FIRST FLOOR LANDING

microwave/oven and warming drawer, Miele stainless steel dishwasher and a American Style fridge/freezer. The original brick faced alcove with chimney has been maintained is a particularly attractive feature. There is an island unit with antique marble worktop breakfast bar complete with pendant style lighting as well as a coved ceiling with recessed down lighters. The bay window alcove to the front is the perfect place for a comfy sofa and the spacious dining area to the rear enjoys a wonderful aspect via the corner window onto the delightful patio and gardens. There is access to a walk in storage area known as the "John Wayne Room" complete with saloon doors and access to the conveniently located cloakroom. Diagonally laid Amtico flooring with border completes the picture.

BEDROOM ONE 3.84m x 5.37m (max)

Attractive balustrade and carpeted stairs leads to a bright landing area with coved ceiling, picture rail and access to shelved Hot Press.

ENSUITE BATHROOM

Plush principal bedroom overlooking rear garden with and array of bespoke contemporary built in wardrobes and access via sliding door to;

Eye catching, luxuriously appointed with suite comprising; large walk in shower, wc, twin vanity basins with overhead mirror and lighting. There are bespoke built in walnut drawers and open shelving with chrome towel radiator, recessed down lighters, partial wall tiling and floor tiling.

BEDROOM TWO 3.13m x 3.79m

This is a double bedroom overlooking the rear garden.

BEDROOM THREE 4.49m x 3.76m

This is large double room overlooking the rear garden.

BEDROOM FOUR 3.15m x 2.09m

This is a single room overlooking the front garden.

BEDROOM FIVE 2.99m x 2.04m

This is another single room overlooking the front garden, with walk in closet.

BATHROOM

Ultra-contemporary with suite comprising; bath, wc, vanity basin with mirrored overhead cabinet and curved step in





shower with wall tiling, terrazzo floor tiling, recessed down lighters and funky towel radiator with access to attic via pull down ladder.

GROUND FLOOR OFFICE SUITE

OFFICE ONE

3.46mx2.77m

With dedicated entrance and large corner window with pitched ceiling and recessed down lighters.

OFFICE TWO

3.55m x 4.02m

Spacious bright room with overhead roof lights and office style lighting access to;

GUEST WC

With wc and whb with painted timber wainscoting.

UTILITY ROOM

3.57m x 1.76m

Recently refurbished with an array of modern floor and wall mounted units, with stainless steel sink, washing machine and dryer (Included in sale) and attractive terra cotta tiled flooring.

Garden

Both the front and rear gardens have been professionally landscaped. The secluded front garden offers tremendous privacy with high granite walling and carefully positioned trees both deciduous and ever green. The expansive gravelled driveway meets more than needs of any parking requirements with a concealed bin storage area and a secure boat docking station. The gravelled driveway is lined with granite stone edging as well as raised planter beds with curved lawn areas. Five magnolia (September bloom) trees are well positioned along the front of the property with perimeter laurel hedging and the contrasting bark of the silver birch trees mixes well with the variety of shrubs, heathers and lavender plants in the surrounding planter beds.

Access to the rear garden is via the gated covered side entrance between the main house and office suite. This breath-taking garden is just an oasis of peace and tranquillity with an extensive lawn area bordered by generous patio areas. This garden enjoys the perfect south westerly aspect ensuring lots of sun from morning to evening. There is lots of variety in this garden to please all - with a large flower bed with and abundance of rose bushes and beyond what is known as the jungle area with Tasmanian Ferns and Bamboo trees, beside the wonderful tree house – a children's paradise. Moving along an outdoor gymnasium adjacent to the spacious storage room (5.3 m x2.78 m)(with possible further potential) with fruit trees lining the right hand side of the garden There is a dedicated covered wood storage and bike storage making it ideal for modern family living.

BER

BER No. 111164752.

Output: 333.28 kWh/m2/yr.

BER E1











GROUND FLOOR



1ST FLOOR





These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Beirne
& Wise