



76 Trimleston Gardens, Booterstown, County Dublin  
A94 Y956

133m<sup>2</sup>

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## 76 Trimleston Gardens, Booterstown, County Dublin A94 Y956

DNG Rock Road are delighted to present 76 Trimleston Gardens to the market. This attractive four bedroom family home is positioned in a hugely popular residential area located on the border of Booterstown and Blackrock between the Stillorgan Road and Rock Road. Number 76 is presented in excellent condition throughout having been tastefully upgraded and extended over the years and comes to the market in turn key condition. Of particular note is the superb landscaped west facing rear garden which benefits from complete privacy.

Ideal for growing families, the bright accommodation c. 133 sq.m comprises a welcoming entrance hall with the guest wc, under stair storage and a cloak room off. The large interconnecting front facing living room and rear facing dining room, the front facing family room/study and the large kitchen are all accessed from the entrance hall. The extended breakfast room with French doors leading to the garden is accessed from both the kitchen and the dining room.

Upstairs there are four fine bedrooms three of which are double and benefit from custom made wardrobes and dressers by Cawleys furniture. The bathroom is also located off the landing.

The front driveway is beautifully finished in gravel and offers parking for multiple cars. Attractive planted borders add colour and the practical side entrance gives access to the rear garden as well as ample space for storing bins, bikes etc. The landscaped west facing rear garden boasts an attractive lawn and well stocked planted borders as well as a solid block-built storage shed.

The area is ideal for families of all ages. Numerous schools are nearby including Blackrock College, Willow Park, St. Andrews College, Sion Hill, St. Mary's boy's national school, Oatlands College and The Teresian School. Also close by is UCD & the UCD Michael Smurfit Graduate Business School.

There are excellent transport facilities within a short walk, including the DART at the bottom of Booterstown Avenue, the QBC on the Stillorgan Road and multiple bus routes on the Rock Road.

The property is located within a short stroll to the shops on Woodbine Park, which include a pharmacy, post office and convenience store, and there is also a wide selection of shopping amenities in the immediate area including Merrion, Blackrock and Stillorgan Shopping Centres. Sandymount Strand and Blackrock Park which benefits from a large playground are a short walk away.



### Features

- Extremely attractive four bedroom semi-detached family home
- Excellent spacious accommodation c.133 sq.m/1,431 sq.ft.
- Well presented throughout
- Alarm
- Private landscaped west facing rear garden measuring approx 18m x 8.5m
- Gas fired central heating - boiler replace in 2017
- Off street parking for multiple cars on the gravel drive
- Double glazed windows
- Gated side access
- Attractive bay windows to the front
- Potential to further extend if desired subject to planning permission
- Fantastic selection of primary and secondary schools nearby
- Within a short walk to UCD, the QBC, the DART and the coastline
- Close to St. Vincent's and Blackrock hospitals

View By Appointment with  
Georgina Magnier of DNG Rock Road



### Accommodation

Entrance Hall - 5.57m x 1.79m A solid wood front door with stained glass panels opens to the inviting entrance hall with solid wood floor, ceiling coving, radiator cover, recessed lighting, under stair cloakroom, under stair store and guest wc off.

Guest WC - 1.47m x 0.96m Tastefully decorated with tiled floor, wc, whb and recessed lighting.

Living/Dining Room - 7.47m x 3.90m Bright well-proportioned interconnecting reception rooms ideal for family living with a solid wood floor throughout, two matching feature fire places with a cast iron inset, ceiling coving, TV point and an attractive bay window overlooking the front garden with plantation style shutters. A doorway leads to the breakfast room off.

Breakfast Room - 3.44m x 2.88m Bright light filled reception room with a glass roof, wood floor, wall to wall windows, phone point and French doors leading to the west facing rear patio and garden. Dining room and kitchen off.

Kitchen - 4.21m x 3.66m Large kitchen overlooking the rear garden with ample floor and eye level storage units, wood floor throughout, recessed lighting, glass vaulted ceiling, tiled splash back, stainless steel sink, integrated fridge freezer, attractive window shutters, Neff Oven, Bimpani Hob, extractor fan and door way leading to the breakfast room. There is also a door giving access to the rear garden.

Family Room/Study - 6.16m x 2.34m Front facing reception room accessed through double glass doors from the entrance hall with wood floor, bay window, ceiling coving, radiator cover and plantation shutters. This room can be used for a variety of purposes and would be ideal as an additional bedroom, home office or a play room.

### First Floor

Landing - 2.62m x 0.98m With recessed lighting and access to the attic.

Bedroom 1 - 4.76m x 3.37m Large front facing double bedroom with custom made built in wardrobe, attractive bay window with window shutters, carpeted floor, recessed lighting and ceiling coving.

Bedroom 2 - 3.31m x 3.36m Rear facing double bedroom with fitted wardrobes, window shutters, ceiling coving and carpeted floor.

Bedroom 3 - 2.35m x 4.13m Spacious double bedroom with ceiling coving, window shutters, wall to wall custom made fitted wardrobes and storage,

Bedroom 4 - 2.31m x 2.20m Front facing single bedroom with ceiling coving and window shutters.

Bathroom - 2.14m x 2.24m Fully tiled with wc, whb and a bath with Triton T90si power shower above.

BER: D1 BER No. 106702145  
Energy Performance Indicator: 240.5 kWh/m<sup>2</sup>/yr

