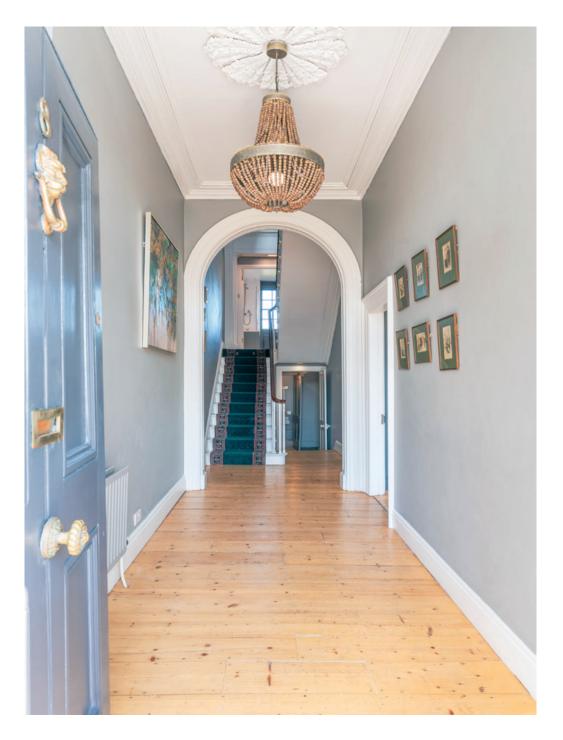


8 Proby Square
Blackrock, Co. Dublin





Set in the prestigious and highly sought-after Proby Square in Blackrock, No. 8 is a magnificent mid-19th century period residence that exudes timeless elegance and charm. This substantial three-storey over garden level home is a superb example of classic Victorian architecture, retaining many of its original features while offering spacious and adaptable family living throughout.

Accessed via an elegant flight of granite steps, the home opens into a beautiful and welcoming reception hall, showcasing high ceilings, ornate cornicing and period detailing that sets the tone for the rest of the property.

To the front of the hall level is a wonderfully proportioned living room filled with natural light through a large sash window, while to the rear sits a well-appointed kitchen that blends functionality with character. Also on this level are a convenient utility room and a guest W.C.

Ascending to the first floor return, there is a generously sized family bathroom. The main first floor hosts a double bedroom and a truly stunning drawing room that spans the full width of the house. With its original fireplace, intricate ceiling rose, and tall windows, this room is a statement space perfect for entertaining or relaxing in refined surroundings. The second floor comprises three further spacious bedrooms and an additional family bathroom, making the home perfectly suited to growing families or those in need of home office space.

A notable feature of this home is the self-contained garden level apartment, which includes a large living room to the front, a generous double bedroom, a well-appointed kitchen, a shower room, and excellent storage—ideal for guests, extended family or rental potential. One of the most outstanding features of this property is its exceptional rear garden. Stretching over 30 metres in length, this private oasis is enclosed by mature granite walls, creating a sense of seclusion and tranquillity. The garden includes a large patio area ideal for outdoor dining, a manicured lawn and the rare benefit of rear access.

The location would be difficult to better situated within a short stroll of the bustling village of Blackrock with its host of cafes, restaurants, bars and boutique style shops. There are two shopping centres within Blackrock with an excellent array of shopping facilities. The property is situated close to numerous recreational amenities with easy access to three local parks, Blackrock Park, Carysfort Park and Rockfield Park. There are an abundance of sports and fitness clubs available within the immediate area including Green Road tennis club, Granada FC soccer club and an abundance of gyms and fitness centres. The home is ideally located near some of South County Dublin's most highly south after schools including Blackrock College, Willow Park and Saint Andrews and the UCD Smurfit Business School is within a short stroll. The property benefits from excellent public transport links including the DART and multiple bus routes.





Features

- Magnificent Victorian period family home situated close to Blackrock and the seafront
- Attractive 30m garden with rear access
- Separate self-contained one bedroom garden level apartment
- · Gracious interconnecting reception rooms at first floor
- · Gas fired central heating
- Floor area of approximately 280 sq.m (3,013 sq.ft)
- Wonderful decorative period detail throughout Short walk to DART, Blackrock and Carysfort Park
- Close to numerous primary and secondary schools Quiet cul de sac setting

Accommodation

Reception Hall 8.9m x 1.9m (29'2" x 6'3") with very fine timber flooring, ceiling coving, centre rose and door to

Living Room $4.85 \text{m} \times 4.5 \text{m} (15'11" \times 14'9")$ with sliding sash picture window overlooking front, working shutters, marble fireplace with cast iron and tiled inset, tiled hearth, gas coal effect fire, timber flooring, ceiling coving and centre rose

Kitchen/Breakfast room 4.9m x 4.6m (16'1" x 15'1") fitted with a range of overhead press and drawer units, marble worktop, undercounter stainless steel sink unit, oven, integrated Neff dishwasher, five ring Smeg gas hob with Smeg stainless steel extractor over, integrated Miele fridge and separate integrated Miele freezer, centre island with marble worktop, tiled floor, ceiling coving, centre rose and window overlooking garden

Utility Room & Downstairs WC 3.7m x 2.2m (12'2" x 7'3") with excellent storage, door to rear garden, pedestal wash hand basin, wc, plumbed for washing machine and dryer, gas fired boiler and window to side

First floor return

Bathroom with pedestal wash hand basin, wc, bath with shower over, window overlooking garden and part tiled walls

First floor

Bedroom 1 4.88m x 4.6m (16' x 15'1") with attractive timber flooring, marble fireplace, tiled hearth, ceiling coving and window overlooking rear

Drawing Room 4.23m x 7m (13'11" x 23') with magnificent marble fireplace with solid wood burning stove, slate hearth, parquet flooring, ceiling coving, centre rose and two picture windows overlooking front

Second Floor

Bedroom 2 3.5 m x 4.4 m (11'6" x 14'5") with excellent range of floor to ceiling built in fitted wardrobes and window overlooking rear

Shower Room with wash hand basin, wc, corner shower, tiled floor and part tiled walls

Bedroom 3 3.55m x 3.86m (11'8" x 12'8") with window overlooking front

Bedroom 4 3.8m x 3m (12'6" x 9'10") with window overlooking front

Landing door to hot press, with built in shelving

Garden Level Apartment

Entrance Hall $2m \times 2m (6'7" \times 6'7")$ with open arch leading to

Living Room 4.4m x 6.8m (14'5" x 22'4") with window to front

Bedroom 4.3m x 4.4m (14'1" x 14'5") with floor to ceiling built in fitted wardrobes and windows overlooking garden

Kitchen 6.3m x 1.8m (20'8" x 5'11") fitted with a range of overhead presses and drawer units, four ring hob with extractor over, stainless steel sink unit, freestanding fridge freezer and tiled splashback

Utility plumbed for washing machine, door to rear garden and door to

Shower Room with wc, wash hand basin, corner shower, tiled floor, tiled walls and window to side

BER Information

BER: B3. BER No: 106086218. EPI: 143.06 kWh/m²/yr.

Eircode

A94 C5H2









OFFICES

51 Mount Merrion Avenue, Blackrock, Co. Dublin, A94 W6K7. T: 01 280 6820 E: blackrock@lisneysir.com

8 Railway Road, Dalkey, Co. Dublin, A96 D3K2. T: 01 285 1005

103 Upper Leeson Street, Ballsbridge, Dublin 4, D04 TN84.

T: 01 662 4511

29 Dunville Avenue, Ranelagh, Dublin 6, D06 K283. T: 01 662 4511

St. Stephen's Green House, Earlsfort Terrace, Dublin 2, D02 PH42

T: 01 638 2700

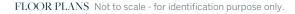
55 South Mall, Cork, T12 RR44 T: 021 427 8500



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