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**For Sale**

Asking Price: €1,400,000

**Sherry FitzGerald**



**NEGOTIATOR**

Colm Quaid Assoc. SCSi  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 087 459 5591  
E: colm.quaid@sherryfitz.ie

**MORTGAGE ADVICE**

For mortgage advice talk to  
Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: blackrock@sherryfitz.ie

sherryfitz.ie

SF72514\_17756

8 Carysfort Grove, Blackrock,  
Co. Dublin, A94 HR13

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.





An unrivalled opportunity to acquire an outstanding upgraded detached family home that is beautifully presented throughout and situated within easy reach of the villages of Blackrock and Stillorgan and boasting an enviable sunny south facing garden with purpose-built outhouse.

This is a truly outstanding family home offering wonderfully bright generously proportioned accommodation in exceptional decorative order throughout inviting the purchasers to literally walk in and hang their coats. 8 Carysfort Grove is situated on a quiet family-orientated cul-de-sac and is approached by a wide cobble driveway providing excellent off-street parking for up to four cars, gated side access leads from here to the sunny rear garden.

Internally a wide reception hall with solid timber floors has an upgraded guest WC, to the left a beautiful sitting room has a bay window overlooking the front. To the opposite side of the entrance hall is a large living room with a double bay overlooking the front, off this is a utility room plumbed for washing machine and dryer with excellent storage and access to the rear garden. An open plan kitchen/dining room spans the rear of the property and is flooded in natural southerly light. A very fine Tierney kitchen with granite worktops and upstands has a large matching kitchen island with breakfast bar seating for four. The dining area has patio doors opening on to the enviable sunny south facing patio and garden.

On the first floor off a wide landing with Stira to attic are five excellent bedrooms, two of which are en-suite with the main bedroom availing of excellent fitted wardrobes and upgraded

en-suite shower room and a bay window overlooking the front. A stunning contemporary family bathroom with both bath and large walk-in shower has been very recently upgraded and completes the accommodation at this level.

The location of Carysfort Grove needs little introduction, being within strolling distance of Blackrock and Stillorgan villages with their many amenities and facilities including boutique shops, restaurants, coffee shops, shopping centres, and Cinema. Transport links are well catered for with the N11, QBC and DART offering great access to Dublin city centre and beyond. The area is surrounded by some of Dublin's premier schools to include Carysfort and Holly Park National Schools, Willow Park, Blackrock College, St Andrew's, Loreto Foxrock, and Mount Anville as well as Smurfit Business School and UCD.

#### SPECIAL FEATURES

- Stunning double fronted contemporary detached family home.
- South facing rear garden measuring approximately 24m (79ft) in length with gated access to side.
- Purpose built outhouse ideal for home office or gym.
- Floor Area of approximately 215sq.m. (2,314 sq. ft).
- Cobble paved driveway to the front with off street parking for four cars.
- Tasteful interior design and presentation throughout
- Within close proximity to the N11, QBC, and DART.
- Highly regarded and family-oriented location surrounded by excellent primary and secondary schools
- Excellent recreational and leisure facilities and sports clubs within walking distance.



#### ACCOMMODATION

**Hall** Wide hall, solid timber floor, ceiling coving, alarm  
**WC** Recently upgraded, with tiled floor, partially tiled walls, WC, wash hand basin mounted on a vanity unit with double drawers below, recessed lighting, extractor fan and window to side  
**Sitting Room** With solid timber floor, bay window to the front, ceiling coving, marble fireplace, marble hearth and open fire, bespoke fitted shelving and storage, recessed lighting  
**Living Room** With solid timber floor, ceiling coving, recessed lighting, dual bay windows to the front.  
**Utility** Tiled floor, pitched glazed roof, storage, plumbed for washing machine and dryer, Baxi boiler.  
**Open Plan Kitchen/Dining Room** Flooded in natural southerly light and tiled floor running throughout with stunning bespoke hand painted Tierney fitted kitchen with granite worktops and upstands, integrated dishwasher, Rangemaster classic 120 dual fuel range oven, one and a half bowl sink, large island, granite worktop with breakfast bar, picture window overlooking the rear garden, Adam style marble fireplace with cast iron and tiled inset, marble hearth, stained glass window, doors to garden,  
**Bedroom 1** Bay window overlooking the front, excellent range of fitted wardrobes with dressing area and fitted mirrors, ceiling coving, feature panel wall with bedside wall sconces  
**En suite** Fully tiled, WC, oversized quadrant monsoon shower, wash hand basin on vanity unit with storage, heated towel rail, recessed lighting, extractor, window

**Bedroom 2** With an excellent range of fitted wardrobes, laminate flooring & window overlooking the front  
**Bedroom 3** With fitted wardrobes, dressing area with fitted mirror and sink, laminate flooring and window  
**Bedroom 4** With laminate flooring and window to rear  
**Bedroom 5** With laminate flooring, window to rear, door to En Suite  
**En Suite** With tiled floor, partially tiled walls, WC, wash hand basin, shower cubicle with Mira event shower, extractor fan  
**Bathroom** Upgraded, fully tiled, wash hand basin, LED mirror, bath, heated towel rail, monsoon rain shower, dual windows, recessed lighting, extractor fan

#### GARDEN

The garden to the rear is a particular feature of this home with its enviable sunny southerly aspect it is laid out mainly in lawn with climbing frame and treehouse surrounded by mature trees, planting, and shrubbery. To the rear of the garden is a purpose-built outhouse that would be an ideal home office or gym. The garden measures approximately 24 m (79 ft) in length has a walled boundary with gated access to the side.

#### BER

BER B3, BER No. 100356013

Energy Performance Indicator: 147.9 kWh/m<sup>2</sup>/yr

