



**ASKING PRICE**  
**€1,995,000**

**FOR SALE BY PRIVATE TREATY**  
**6 GLENART AVENUE,**  
**BLACKROCK, COUNTY DUBLIN.**

PSRA licence No: 001347

[www.wyse.ie](http://www.wyse.ie)



**WYSE**



## DESCRIPTION

WYSE are delighted to present to the market, No. 6 Glenart Avenue, a truly unique, semi-detached, period residence on a c.0.33 acre site. This is a very impressive spacious two storey over garden level, family home offering c.291sq.m/c.3132 sq.ft. of living accommodation. The property was built in 1869 for the Church of Ireland Vicar of Blackrock and boasts generous proportions throughout to include three main reception rooms and five bedrooms. The property has ample private off street parking and a detached garage to the side. There is a delightful private walled garden to the rear with mature trees, shrubs, lawn and patio area. Internally the property offers a host of original features including impressive entrance hall, interconnecting reception rooms, sash windows, high ceilings, ornate plasterwork and cornicing, original staircase and feature marble fireplaces. There is an oil fired central heating system and a security alarm.

In brief the accommodation comprises on the hall floor: spacious entrance hall, interconnecting reception rooms, guest w.c, and study. The garden level has separate access and comes with a spacious kitchen/breakfast area, formal diningroom with access to rear garden and a family room. Upstairs there are five double bedrooms with master ensuite and a family bathroom. This is a very appealing property. The house is beautifully presented and is in excellent condition.

Viewing is strongly recommended.

## LOCATION

Glenart Avenue is situated between Grove Avenue and Avoca Avenue. It is within walking distance of all amenities in Blackrock and Stillorgan. The convenience of this location is second to none. There are a wide selection of both primary and secondary schools within walking distance. The Smurfit Business school is located off Avoca Avenue and UCD is a few minutes drive away. There are excellent transport links nearby including the DART at Blackrock and a QBC located on the N11 providing easy access to the City Centre.

## ACCOMMODATION

### Hall Level

#### **Entrance Hall 11.6m (38'1") x 2.25m (7'5")**

Spacious entrance hall with high ceiling and original cornicing.

#### **Reception 1 4.9m (16'1") x 4.8m (15'9")**

Interconnection reception rooms with ornate marble fireplace, large bay window with window seat, original cornicing and high ceiling.

#### **Reception 2 4.67m (15'4") x 4.4m (14'5")**

Interconnection reception rooms with matching ornate marble fireplace, original cornicing and high ceiling.

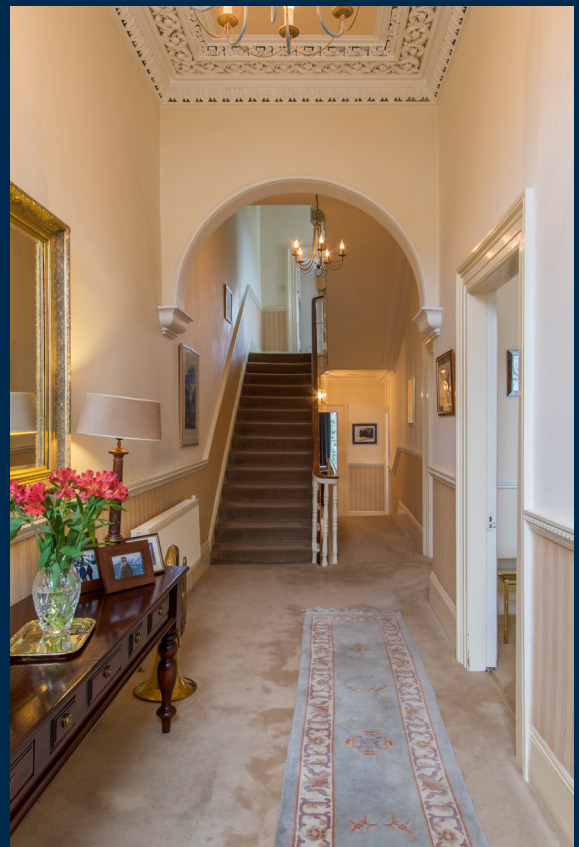
#### **W/c 1.36m (4'6") x 1.15m (3'9")**

Tiled, w/c, w.h.b.

#### **Study 3.47m (11'5") x 3.47m (11'5")**

Open fireplace, overlooking rear garden, carpet.

#### **Landing 3.47m (11'5") x 3.4m (11'2")**



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## Garden Level

### **Family Room 3.15m (10'4") x 5.1m (16'9")**

Dual aspect, access to garden/patio.

### **Reception 3/Formal dining room 4.66m (15'3") x 4.49m (14'9")**

Double doors to rear garden, open fireplace with marble surround and original cornicing.

### **Kitchen/Breakfast area 4.68m (15'4") x 7.1m (23'4")**

Open plan, extensive floor to ceiling units with breakfast counter, built in double oven/hob, Aga cooker, tiled floor, dual aspect with side access.

### **Utility 2.8m (9'2") x 1.35m (4'5")**

## Hall Level Return

### **Bedroom 1: 3.5m (11'6") x 3.4m (11'2")**

Built in wardrobe.

### **Landing 1.9m (6'3") x 3.4m (11'2")**

## First Floor

### **Bedroom 2: 3.5m (11'6") x 2.97m (9'9")**

Built in wardrobe and w.h.b

### **Bedroom 3: 4.86m (15'11") x 3.99m (13'1")**

Built in wardrobe and w.h.b

### **Master Bedroom 4.45m (14'7") x 3.5m (11'6")**

Built in wardrobe, window seat and ensuite.

### **Ensuite 2.9m (9'6") x 1.06m (3'6")**

fully tiled, w.c, whb, shower

## First Floor Return

### **Family Bathroom 1.85m (6'1") x 1.47m (4'10")**

fully tiled, w.c, whb, bath

### **Bedroom 5 3.5m (11'6") x 3.4m (11'2")**

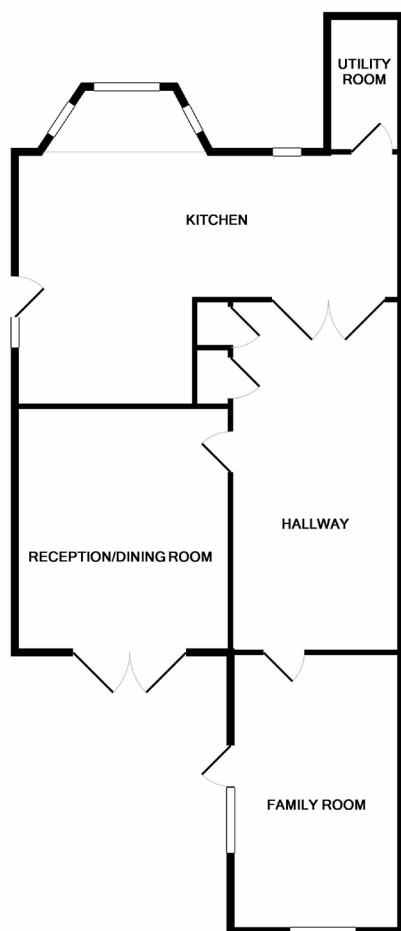
Built in wardrobe.

## **FEATURES**

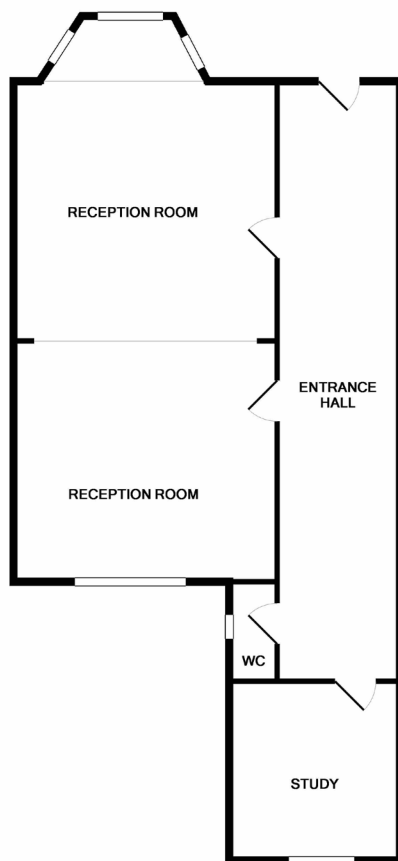
- **Superb Location close to all amenities.**
- **Substantial period property of c.291sq.m**
- **House of great character with many original features.**
- **Beautiful mature private rear garden.**
- **Detached Garage.**
- **Ample off street parking.**
- **Beautifully presented family home.**



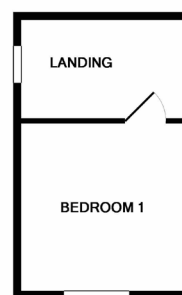




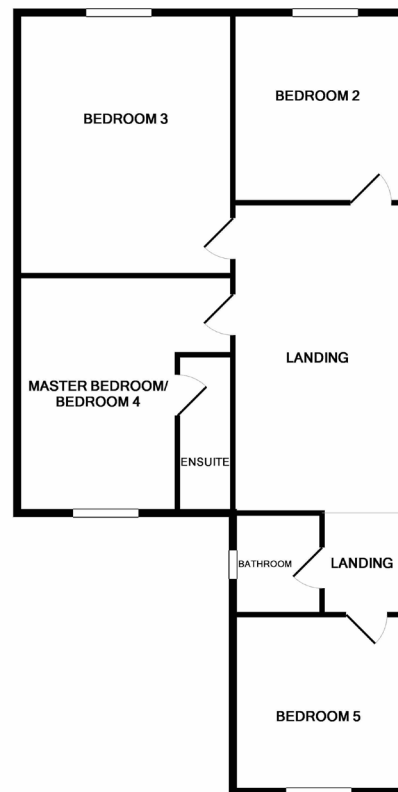
GARDEN LEVEL



ENTRANCE LEVEL



RETURN



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FLOOR AREA: c.291sq.m/c.3132 sq.ft.**

**BER: BER D2 (109587071)**


**VIEWING BY APPOINTMENT ONLY**

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