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BER E2

"Killeen" 35 Green Road, Blackrock,
County Dublin A94H9Y0

c. 234 sq.m / 2518 sq.ft.

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“Killeen” 35 Green Road, Blackrock, County Dublin A94H9Y0

“Killeen” is a wonderfully handsome double-fronted Edwardian red brick home ideally positioned in the heart of Blackrock. Built in 1906, the property has been lovingly maintained by its current owners who have lived here for 25 years. The property is full of character with many original features including cast iron fireplaces, ceiling roses, cornicing and exposed original floor boards. There are granite steps leading to the hall door which is surrounded by beautiful stained glass leading to the entrance hall. There are sash windows, most of which have been sympathetically double glazed. The accommodation has been extended to the rear and provides a bright spacious floor area of approximately 234 sq.m/2518 sq.ft. to include entrance hallway, guest cloaks, drawing room, dining room, family room, study/fifth bedroom with shower room off, kitchen/dining area, utility room, shower room and a large pantry. Upstairs are four generous double bedrooms, a family bathroom with cast iron bath and a separate toilet. The gardens are wonderful with the 70 foot garden to the rear adjoining the grounds of Blackrock Lawn Bowling and Tennis Club from which it is separated by a lovely granite wall. The garden to the front displays a mixed variety of stunning rose bushes through the summer season and a shared vehicular driveway which provides access to a garage at the rear of the property.

Blackrock’s popularity with families owes much to its fine selection of schools. Within walking distance of Green Road are Willow Park, Blackrock College, St Andrews and Carysfort National School. Colaiste Eoin and Iosagain, Booterstown National School and Holly Park are also close by with St. Michael’s, Teresians and Mount Anville a short bus ride away.

The area enjoys an abundance of amenities and leisure pursuits. The aforementioned Blackrock Bowling and Tennis Club is open to new members and has active junior and senior programmes, with camps and tournaments throughout the year. Blackrock Village is going through a wonderful regeneration and when all the building work is complete there will be branches of no fewer than three supermarkets: SuperValu, M&S and Aldi. The village itself is home to some great shops and cafés not to mention the gastro pubs and restaurants, including the Michelin-starred Heron & Grey and Indian Three Leaves, both located in Blackrock Market, which is also the location of Spanish restaurant, El Celler. Dunne and Crescenzi in Blackrock Shopping Centre is also popular. Blackrock Station is on the Dart line, with a frequent service into the city centre and there are

several bus routes that run along the Rock Road including the numbers 4 and 7. There are two convenient Aircoach stops at Mount Merrion Avenue and Frascati Shopping Centre. Blackrock Park, beside the sea, is within a stroll to enjoy. Viewing of this fine family home is strongly recommended.

BER:E2

BER No.111968145

Energy Performance Indicator: 378.49 kWh/m²/yr

Features

- Edwardian red brick built c. 1906.
- Handsome red brick façade.
- Many original features still intact and very well maintained.
- Double fronted with feature bay window.
- Three/four reception rooms with two interconnecting main rooms.
- Many of the windows have been sympathetically double glazed.
- Four/five bedrooms.
- Three bathrooms, guest cloakroom, utility and large pantry.
- Shared vehicular access to garage at rear.
- Gated side entrance.
- Gas fired central heating.
- Attic insulated.
- Intruder alarm system.



Accommodation

Entrance hallway: 7.80m x 1.95m ceiling cornicing and centre rose, original timber floor, understairs storage.

Drawing room: 5.10m x 4.38m (into bay) light filled reception room overlooking the front gardens, feature bay window, ceiling cornicing and centre rose, picture rail, sliding double doors to dining room.

Dining room: 4.38m x 3.87m rear facing reception room, ceiling cornicing and centre rose, picture rail, sliding double doors to drawing room. The fireplace in this room can easily be reinstated.

Family room: 5.46m x 3.77m generous reception room overlooking the front gardens, original tiled fireplace with cast iron surround, ceiling cornicing and centre rose, picture rail, original timber floor.

Rear hallway: 4.00m x 2.09m tiled floor, door to guest cloakroom, door to side/rear garden.

Guest cloakroom: 1.12m x 1.04m w.c., w.h.b., tiled floor, tiled walls to dado height.

Study/fifth bedroom: 3.60m x 3.55m timber floor, sash window opening to inner courtyard, two fitted storage units to each alcove of former fireplace, wall fitted storage presses, fitted desk with drawers and shelving, door to en suite.

En Suite: 1.90m x 1.69m step-in fully tiled shower enclosure with Mira electric shower, w.c., w.h.b., tiled floor, window opening to inner courtyard.

Kitchen/dining room: 8.90m x 3.76m light flooded room overlooking the beautiful rear gardens. Extensive range of floor and eye level fitted units, tiled splashback, granite and timber worktops, bowl and a half stainless steel sink unit, Zanussi dishwasher, gas hob, double Electrolux oven, Baumatic microwave. Hardwood timber flooring, door to utility room. Double doors to rear garden.

Utility room: 3.49m x 2.19m range of floor and eye level fitted units, stainless steel sink unit, plumbed for washing machine, vented for dryer, tiled floor, door to pantry, door to shower room and door to rear garden.

Pantry: 2.55m x 1.71m range of shelving units, tiled floor.

Shower room: 2.13m x 1.56m step-in fully tiled shower enclosure with Mira electric shower, w.c., w.h.b., tiled walls to dado height and tiled floor.

First Floor Return

Bedroom 1: 3.59m x 3.11m rear facing double room, two door fitted wardrobe, laminate timber floor.

Family bathroom: 2.49m x 2.13m step-in fully tiled shower enclosure with Mira electric shower, tiled walls to dado height, w.c., w.h.b., claw foot bath, recessed lighting.

Separate w.c. with w.h.b.

First Floor

Master bedroom: 5.63m x 3.73m extensive wall-to-wall fitted wardrobes, fitted shelving and vanity area, ceiling cornicing, exposed original timber floor, two lovely sash windows overlooking the front garden.

Bedroom 3: 4.32m x 3.87m front facing large double room with two sash windows overlooking the front garden, exposed original timber floor, original cast iron fireplace, ceiling cornicing.

Bedroom 4: 4.32m x 3.65m large double room overlooking the rear garden, laminate timber floor, fitted two door wardrobe, ceiling cornicing.

Gardens

The front garden is mainly laid to lawn and is well planted with mature shrubs and hedging. A stunning display of almost forty mixed variety rose bushes arrives in summer.

There is a gated and paved side entrance with a shared vehicular side entrance providing access to a garage at the rear.

Semi-detached garage: 5.17m x 2.71m with electricity, up-and-over door.

Very private, secluded and fully walled rear garden of approx. 70 foot in length with feature granite rear wall. This garden is mainly laid to lawn with raised beds well planted with a variety of colourful shrubs and bedding. Large paved patio area for Al Fresco dining. Timber garden shed

View By Appointment

Asking Price: €1,545,000

