

For Sale

Asking Price: €1,450,000

Sherry
FitzGerald



53 Stillorgan Park, Blackrock,
Co. Dublin, A94 B170

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BER F



Ground Floor



First Floor



53 Stillorgan Park is a wonderfully spacious detached five-bedroom family home sitting on a very private mature site on one of Blackrock's premier residential roads.

The property is approached to the front by a pillared entrance opening onto an asphalt driveway providing excellent off-street parking and access to the garage. The remainder of the front garden is laid out in lawn bordered by colourful planting and mature hedging. Gated side access to either side of the property leads to the mature private rear garden.

Internally the light filled accommodation extends to approximately 193q.m (2,077 sq. ft) (excluding the garage) with accommodation briefly comprising: porched entrance opening into a wide welcoming reception hall with guest WC. To the left is a large dual aspect living/dining room, to the rear of the property is a kitchen/breakfast room overlooking and opening into the rear garden. A family room completes the accommodation at this level. At first floor level off a wide landing are 5 well-proportioned bedrooms all with excellent wardrobe provisions and the main bedroom availing of an en-suite shower room. A family bathroom completes the internal accommodation. A garage to the side offers vast potential for conversion should one require (subject to necessary planning permission). The garage is accessed through an up and over vehicular door to the front and a pedestrian door to the rear.

Stillorgan Park is one of Blackrock's premier residential roads. No. 53 is located on the old section of Stillorgan Park, a mature leafy cul de sac. Location is second to none here with residents spoiled with a host of amenities nearby. Carysfort Park is a 2-minute walk, while Blackrock & Stillorgan villages are both with walking distance, each offering a variety of trendy eateries, chic boutiques, speciality shops and supermarkets. Dunnes Stores Cornelscourt

is only 5 minutes away, together with a host of leisure facilities such as Westwood fitness centre. There is a wide selection of Dublin's finest schools nearby, both primary and secondary level, including Carysfort National, All Saints National School, St. Mary's Booterstown, Blackrock College, Mount Anville Secondary School, and St. Andrews College. Several transport options are within easy access including the Q.B.C. on the N11 with multiple bus routes passing UCD in minutes and Blackrock DART station only a short walk, with the bonus of the new cycle lanes on Carysfort Avenue.

SPECIAL FEATURES

- Situated on one of Blackrock's premier roads
- Large mature rear garden of approximately 20m (65ft)
- Oil-fired central heating (Kerosene)
- Garage offering vast potential for conversion (Subject to PP)
- Walking distance to Stillorgan and Blackrock Villages
- Surrounded by excellent primary and secondary schools
- Good transport links nearby: QBC, N11 & DART

ACCOMMODATION

Floor Area: 193sq.m/ 2,077sq.ft approx and including Garage is 207.6sq.m

Porched Entrance With tiled floor & exposed granite walls, door opening into;

Entrance Hall With timber panelled ceiling, door to;

Guest WC With window to rear, partially tiled walls, wc, wash hand basin, fitted mirror

Living/Dining Room With dual aspect windows, ceiling coving, marble fireplace with marble hearth and open fire

Family Room With window overlooking the rear

Kitchen/Breakfast Room With a range of wall and base units, tiled splash backs, picture window overlooking the rear, double bowl sink, Zanussi washing machine, Electrolux dishwasher, Belling oven with Brandt extractor over, Servis fridge freezer, door to rear

Landing With window to rear, door to large shelved hot press with dual immersion and hatch to attic

Bedroom 1 With dual windows overlooking the front, range of fitted wardrobes, door to;

En-Suite With window to front, partially tiled walls, wc, wash hand basin and shower

Bedroom 2 With window to side fitted wardrobes, sink with tiled splash back

Bedroom 3 With fitted wardrobe and window to rear

Bedroom 4 With fitted wardrobe and window to rear

Bedroom 5 With fitted wardrobes, window to front, sink with tiled splash back and fitted mirror

Bathroom With partially tiled walls, window to rear, wc, wash hand basin, bath with Mira elite electric shower over, fitted mirror

Garage With fuse box, door to side and vehicular door to front

GARDEN

The mature & private rear garden is a particular feature of this home offering a real oasis. It's laid out mainly in lawn, with paved patio ideal of BBQ's, a pond and all bordered by mature shrubbery, hedging and trees. The garden measures approx. 20m (65ft) in length. A purpose-built outhouse houses the oil burner.

BER

BER F, BER No. 118086891

Energy Performance Indicator: 401.86 kWh/m²/yr





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