



10 New Grange Road
Blackrock, Co. Dublin

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10 New Grange Road, Blackrock, Co. Dublin

Features

- Wonderful, detached family home extending to approximately 155 sqm (1,668 sqft).
- Superb garden measuring 26 metres (85 feet).
- Excellent potential to extend and modernise subject to planning permission.
- Well-proportioned accommodation that would easily suit the needs of any growing family.
- Insulated attic, partially floored, suitable for conversion, subject to the necessary planning permission.
- Located close to local shops.
- Excellent recreational amenities as well as some of South County Dublin's most sought-after schools.
- Gas fired central heating.
- Double glazing throughout.
- Fitted carpets, curtains, kitchen and utility appliances included in the sale.
- Digital alarm.

Superbly positioned on the ever-popular New Grange Road, No. 10 is a spacious and extended detached residence offering superb potential for modern family living. This generously proportioned home is bathed in natural light throughout and features a meticulously maintained private rear garden extending approximately 26 metres (85 feet) - an ideal outdoor haven for children, entertaining, or future expansion (subject to planning permission).

No. 10 offers a well-balanced layout, extending to approximately 155 sqm (1,668 sqft) designed with family life in mind. At ground floor level, you are welcomed by a bright entrance hallway with a guest w.c., leading to a cosy family room and a spacious living room to the front. Folding doors open into a dining room that enjoys serene views of the rear garden. The heart of the home is the extended kitchen/breakfast room, complete with a utility and shower room, offering excellent day-to-day functionality. Upstairs, there are four well-sized bedrooms and a stylish family bathroom. The generous attic space also presents an excellent opportunity for conversion, subject to the necessary planning consents.

The standout feature of this home is its impressive rear garden, predominantly laid in lawn and framed by mature hedging for privacy. A large patio area is perfect for al fresco dining, while the extensive lawn provides ample space for outdoor play or gardening. Gated side access leads to the front, offering further convenience and potential for extension (subject to planning). To the front there is a very large driveway which is cobble-lock with ample off-street car parking for multiple cars

10 New Grange Road enjoys a prime location, directly across the road from Holly Park National School and close to an array of further schools including Loreto College Foxrock, Lycée Français International, and Saint Brigid's Boys and Girls National Schools. Also within easy reach are Blackrock College, St. Michael's College, Mount Anville, and St. Andrew's College — making this an outstanding choice for families. For leisure, the surrounding area offers beautiful parks, golf clubs, and a range of sporting amenities. The nearby village of Foxrock is known for its charm, with boutique shops, cafés, and restaurants, while the bustling hubs of Blackrock and Stillorgan provide further retail and dining options. Residents benefit from excellent transport connectivity. The N11 and M50 are easily accessible, offering swift routes to the city centre, Dublin Airport, and beyond. Public transport options include the Quality Bus Corridor (QBC), the DART at Blackrock, and the Luas at Sandyford, ensuring convenient and flexible commuting options.





Accommodation

Entrance Porch: 1.3m x 1.3m (4'3" x 4'3") with tiled floor

Entrance Hallway: 2.2m x 3.4m (7'3" x 11'2") With digital alarm panel, excellent double cloaks hanging, telephone point, door to

Guest WC: with tiled floor, wall-mounted wash hand basin, window to the front

Living Room: 5.36m x 3.9m (17'7" x 12'10") With large picture window overlooking front, feature fireplace with floor to ceiling bricks surround and raised tiled hearth, doors leading through to

Dining Room: 4.2m x 3.9m (13'9" x 12'10") with large sliding doors overlooking the rear garden, feature fireplace with floor to ceiling brick surround and raised tiled hearth.

Kitchen/Breakfast Room: 6.7m x 4.4m (max) (22' x 14'5" (max)) Two large picture windows overlooking the rear garden, door to rear garden. The kitchen area is very well-fitted with

the range of floor and eye-level units, worksurfaces, tiled splashback, display units, electric oven four ring hob over one and a half bowl stainless steel sink unit, integrated dishwasher. Door to

Utility/Downstairs Shower Room: 1.66m x 3.3m (5'5" x 10'10") Fuse board and heating controls are located here. Fully tiled step in shower. Washing machine.

Family Room: 3.2m x 3.6m (10'6" x 11'10") With window to the front, good range of built in shelving, television point.

Bedroom 1: 2.44m x 3.3m (8' x 10'10") With picture window overlooking rear.

Family Bathroom: Fully tiled walls and floors, electric shower, WC, frosted window overlooking rear, oversized vanity wash hand basin with storage underneath, wall mounted medicine cabinet with downlighting, heated towel rail.

Bedroom 2: 3.5m x 3.2m (11'6" x 10'6") With window overlooking

rear, good range of built in wardrobes, shelved hot press, immersion.

Bedroom 3 (Master): 3.5m x 4.2m (11'6" x 13'9") Two windows overlooking the front. Good range of built-in wardrobes.

Bedroom 4: 2.6m x 3.6m (8'6" x 11'10") With window overlooking front with range of built in wardrobes.

Landing: Hatch to the attic which is suitable for conversion subject to planning permission. Attic is insulated and partially floored.

BER Information

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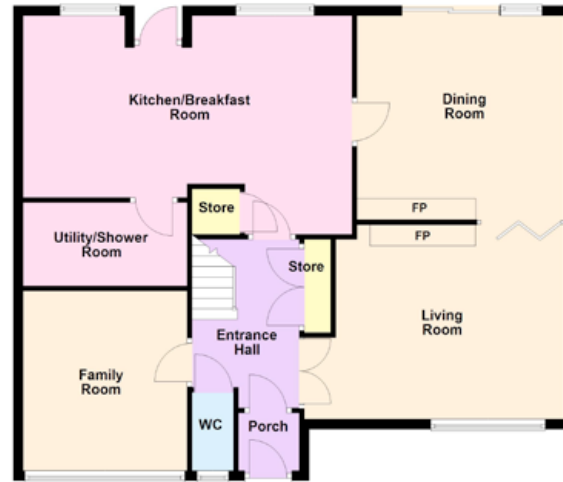
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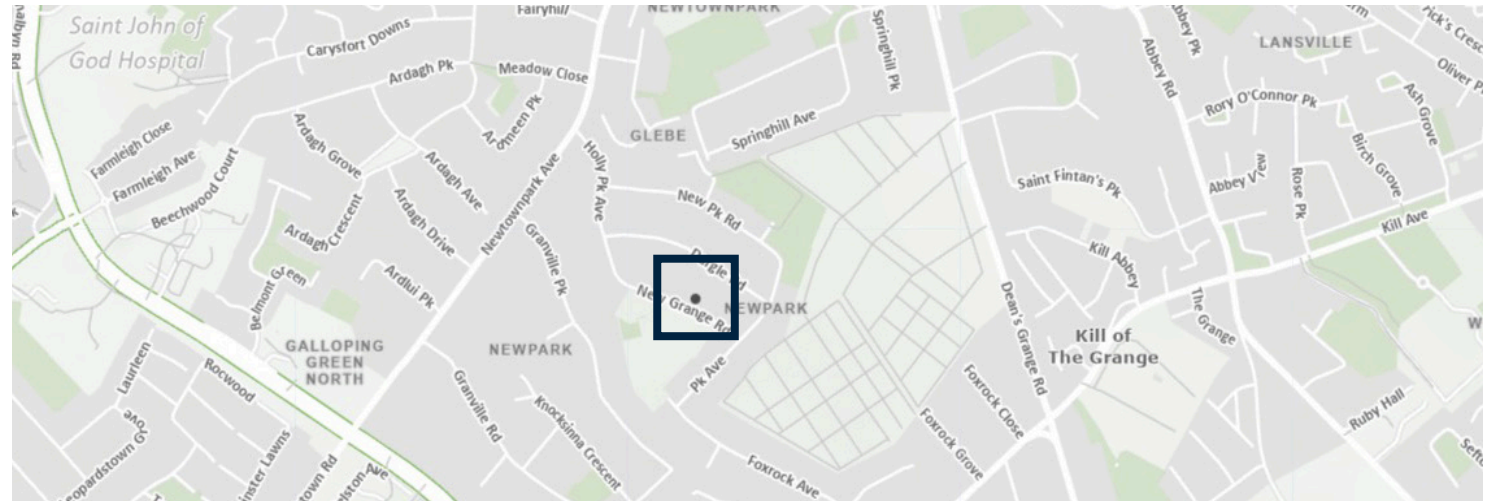
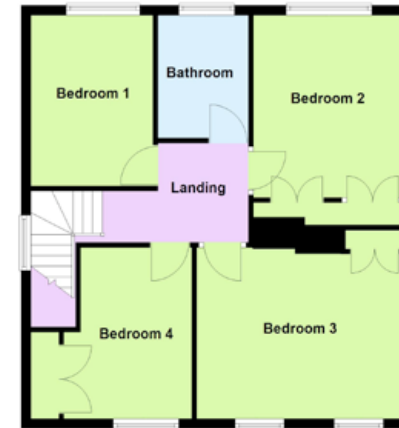
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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