



14 Grove Paddock, Blackrock, Co. Dublin A94 CX67

BER B3

Morrison
Estates



FOR SALE BY PRIVATE TREATY

An absolutely stunning modern, detached four bedroom family home (2250 sq.ft) presented in showhouse condition with a fresh smart interior and high specification of fixtures and fittings throughout and superbly positioned within a quiet mature upmarket neighbourhood just off Stillorgan Park and St Helier's Copse in one of Dublin's nicest areas.

Grove Paddock, is a luxurious development of distinctive detached family homes built in Victorian style in the mid 2000s. Number 14 has a prime position on the street with extra extended space to side and also features a larger corner site with private gated area to a private area to side leading to a stream with a bridge over the stream and paved area.

Internally, the accommodation is 2,250 sq ft and is laid out over three floors. On the ground floor there is a bright entrance hall leading to a dual-aspect living room to the front, with a bay window and a fireplace. Double doors lead from there to a large open plan kitchen which is fitted with smart cream units and attractive granite work tops and includes top quality fitted appliances by 'Neff' and 'Miele' with feature island, which is open-plan to a sunroom with French doors to south facing garden. There is also a separate utility room. The first floor has three of the four bedrooms, one of which also has an en suite, and there is also a main bathroom and a balcony off the landing, which is also accessed from the front bedroom. The entire top floor is given over to the master bedroom, which has its own balcony to the front. Off the bedroom is a large dressing room and an en-suite with a Jacuzzi bath.



The location is one of the best areas of south Dublin as it is close to both Blackrock and Stillorgan villages, each with prime Shopping centres along with a wide choice of boutique shops, restaurants and local sporting amenities. Blackrock College, St Andrew's, Colaiste Eoin and Oatlands College are all nearby as are UCD and Smurfit Business School. There is easy access to the N11 with its dedicated quality bus corridor for city access and the DART at Blackrock is also nearby. The Sandyford business region, home to the worlds largest companies is a 5 minute drive with easy access to the M50.

FEATURES INCLUDE:

- Prime luxury residence
- Floor area approximately 209 sq.m (2,250 sqft)
- Gas fired central heating
- Double glazed windows throughout
- Modern, well-proportioned accommodation
- Four double bedrooms (two en suite)



- Granite windowsills throughout
- Sunny south facing rear garden
- Security alarm
- Gravelled driveway to front with off-street parking
- Additional private gated garden to side
- Highly convenient location close to a wide choice of local schools and amenities, Blackrock, Stillorgan and Sandyford Business Region, Dundrum Town Centre, DART and the M50

ACCOMMODATION

GROUND FLOOR

Reception Hall 2.55m x 4.50m Solid Crema Marfil marble tiled floor, ceiling coving, recessed down lighting, radiator with fitted cover, under the stairs storage area, attractive oval window to the front, and solid oak staircase leading up to the upper floors.

Cloakroom/Downstairs wc: 1.30m x 1.55m Wash hand basin with chrome mixer tap, w.c., tiled walls and floors, extractor fan and recessed down lighting.

Living Room: 3.75m x 6.65m With feature fireplace with attractive stone fire surround with granite hearth and gas fired inset, attractive walnut flooring, ceiling coving, recessed down lighting, additional wall lighting, recessed speakers, radiator with fitted cover, double oak doors leading through to

Kitchen/Dining Room: 8.70m x 5.50m The kitchen is fitted with a good range of cream press and drawer units, granite worktops, limestone tile splashbacks, under counter lighting, Neff double oven, Neff four ring electric hob, with stainless steel cooker over, Neff microwave, Miele coffee machine, integrated fridge freeze, integrated Neff dishwasher, recessed Franke sink with chrome mixer tap, island with granite breakfast bar with provision for stools, ceiling coving, recessed down lighting, recessed speakers, two radiators, and attractive walnut flooring.

Utility Room: 1.30m x 1.85m with plumbing for a washing machine, vented for dryer, roll top work surface, gas fired central heating boiler, limestone tiled flooring, recessed down lighting, door leading out to side and rear garden.

Sitting/Sun Room: 3.95m x 3.90m with opening through from Kitchen/Dining area. Overlooking rear garden with four Velux skylight windows, smart walnut flooring, radiator with fitted cover, double glazed French doors leading out to the rear garden.

First Floor: A feature solid oak staircase leads up to the first floor.

Landing: 6.10m x 3m With recessed down lighting, radiator cover, attractive oval window, door leading out to sun terrace/balcony. Double oak doors opening to walk in hotpress.

Sun Terrace/Balcony: 2.60m x 1.05m

Bedroom 3: 3.70m x 4.75m With fitted wardrobes, door leading out to sun terrace/balcony.

Bedroom 2: 4.10m x 5.60m With fitted wardrobes, recessed down lighting, recessed speakers, radiator with fitted cover, door to

Ensuite Shower Room: 1.70m x 2.15m Includes w.c., corner shower with thermostatic shower unit, wash hand basin with chrome mixer tap, granite shelf and built in vanity storage, fitted mirror, recessed down lighting, recessed speaker, radiator.

Bedroom 4: 2.95m x 3.85m With fitted wardrobes, radiator with fitted cover.

Bathroom: 2.10m x 1.75m Includes w.c., pedestal wash hand basin, bath with chrome mixer tap, hand shower attachment, tiled walls and floors, chrome heated towel rail, recessed down lighting and extractor fan.

Second Floor: oak stairs from first floor

Landing: 1.40m x 2.90m Solid walnut flooring, radiator with fitted cover and recessed down lighting.

Bedroom 1: 2.65m x 5.05m Solid walnut flooring, recessed down lighting, recessed speakers, double doors out to balcony. Arch through to

Dressing Room: 2.35m x 2.75m With fitted built in wardrobes, drawers and dressing table, solid walnut flooring, radiator with fitted cover, recessed down lighting, Velux roof window and access hatch to the attic.

Ensuite Bathroom: 2.95m x 3.95m Large Jacuzzi bath, chrome mixer tap, shower cubicle with multi jet thermostatic shower system, wash hand basin with chrome mixer tap, granite shelf, built in vanity storage, w.c., bidet, tiled floor, tiled splashback, large mirror with fitted spotlight over, additional recessed down lighting, recessed speakers, extractor fan, chrome heated towel rail. Velux roof light and oval window.

OUTSIDE

The gardens are a particular selling feature of the house with the front area pebbled to provide driveway parking for several cars. The rear garden has a large paved and decked patio seating area as well as a pebbled garden with circular shaped lawn. There is a second garden to the side which has a bridge over a small stream and a decked and paved seating area.

VIEWING

By prior appointment





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