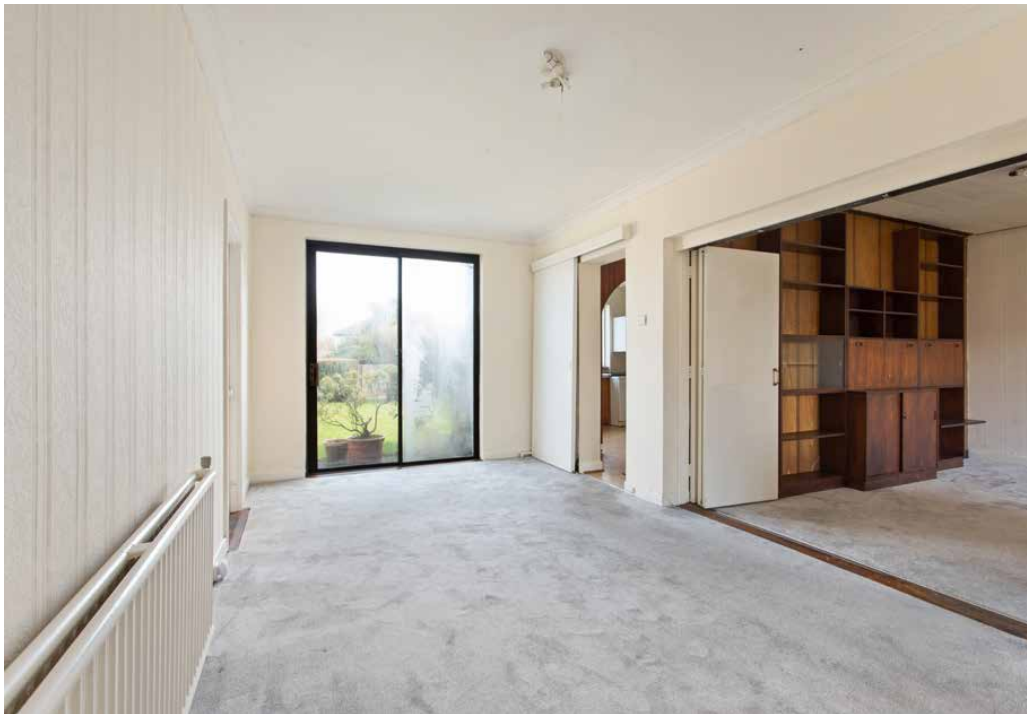




189 Rochestown Avenue, Dun Laoghaire, Co. Dublin. A96 K296



Morrison
Estates



FOR SALE BY PRIVATE TREATY

This is a very well presented four bedroom semi-detached family home in one of south Dublin's most sought after areas which also has a converted garage giving additional room on the side and which also has an attic storage room accessed from Stira/ladder which is all well maintained generally and in need of some minor modernization. The rear garden alone is 24m in length and is very well maintained with mature shrubbery which make this the ideal home to live in as it is or with the potential to extend subject to planning permission.

The accommodation briefly comprises downstairs of entrance hall, large reception room, living room, kitchen/dining room, utility room, study/home office to side and guest WC. Upstairs there are four bedrooms and main bathroom, and there is a trap door steps access from landing to an attic room which has Velux windows fitted for natural light and potential to upgrade.

The property is approximately 155m² which is in an excellent location in this highly regarded, mature area. Outside there is a large rear garden which is approximately 24m (78ft) in length and has a garage building to side for storage and a boiler room, there is a patio area outside rear doors and also a second feature patio area at a suntrap area at the rear of the garden, there is also mature well-maintained lawns and hedging, and to the front there is a large driveway with off-street parking for 2/3 cars and lawn with mature planting.

The property is located on Rochestown Avenue, which is regarded as one of south Dublin's nicest and best family and lifestyle locations with a choice of top schools and also close to all shopping, sporting and park amenities of Killiney, Dun Laoghaire, Blackrock, Dalkey, Cabinteely and Deansgrange. There is excellent public transport with local bus services directly beside the property and easy access to the M50 and N11.

FEATURES INCLUDE:

- Bright well laid out accommodation c. 155m²/ 1,668 Sq.ft. (excluding attic storage room)
- Presented in very good condition with opportunity to upgrade and extend in future subject to planning permission
- Garage area to side has been converted into additional living space for office/hobby room
- Attic space (7.23m x 4.29m) converted to attic storage room with 2 picture velux windows with trap door and steps access and additional eaves storage



- Very large rear garden of 24m(78ft) giving potential for large extension if ever required and still leaving a large sunny garden space
- Fitted carpets in main living area, and built-in kitchen appliances namely oven, hob, extractor fan, dishwasher and washing machine included in sale
- Wood burning stove fitted in living room
- Oil fired central heating
- Set up for SKY TV
- Digital Burglar Alarm system
- Driveway to front with off-street parking for two cars and mature landscaped gardens
- Prime location on Rochestown Avenue
- Highly convenient location close to a wide choice of local schools and amenities at Dun Laoghaire, Blackrock, Cabinteely, as well as shopping at Killiney Shopping centre, Cornelscourt Shopping Centre, Dundrum Town Centre, The Park Carrickmines and Bus service and the M50

ACCOMMODATION

Entrance Hallway: 3.08m x 2.71m with hardwood glass paneled entrance door, carpet flooring, doors to reception room, living room, study/hobby room and WC, radiator, lighting, digital burglar alarm panel, ceiling coving and main stairs

Study/Hobby room: 7.29m x 2.35m, with carpet flooring and window overlooking front aspect, door to rear utility room

Reception Room: 6.07m x 2.91m, with carpet flooring, wide opening folding doors to living room, sliding door to kitchen/ dining room and sliding doors to rear garden, radiator, ceiling coving picture window bringing natural light in and attractive panoramic garden outlook, sliding door to rear garden, Under stairs Storage

Living Room: 6.76m x 3.20m with carpet flooring, wood burning stove fitted, large window feature overlooking front aspect, ceiling coving, wall mounted radiator

Kitchen/Living Room: 4.62m x 3.81m with an extensive range of fitted kitchen base and wall mounted units, fitted dishwasher, fridge freezer, oven and four ring hob, washing machine. Feature arch between kitchen and dining area which has a continuation of base storage units, window over sink area in kitchen bringing natural light in and attractive panoramic garden outlook.

Utility Room: 2.44m x 2.43m, with window to side and door to rear garden, area used for washing machine, tumble dryer, selection of wall mounted storage units and sink.

Guest WC: With white suite comprising wc and whb, tiled splashback and tiled floor, window to front aspect.

Upstairs on first floor there are four bedrooms:

Landing: Carpet flooring, doors to bedrooms and bathroom, and steps to attic room.

Master Bedroom: 4.86m x 3.2m with range of built-in wardrobes, wooden floor, TV point and picture window overlooking front

Bathroom: 2.99m x 1.95m, with white suite comprising double shower tray with wall tiling and pumped shower, WC, wash hand basin and tiled walls, tiled floor

Bedroom 2: 4.13m x 2.95m, with built-in wardrobes, wooden flooring and picture window overlooking front

Bedroom 3: 3.95m x 3.21m,with built in wardrobes, wood laminate flooring, and picture window overlooking rear

Bedroom 4: 3.98m x 2.28m, with built-in wardrobe, wooden flooring and window overlooking rear

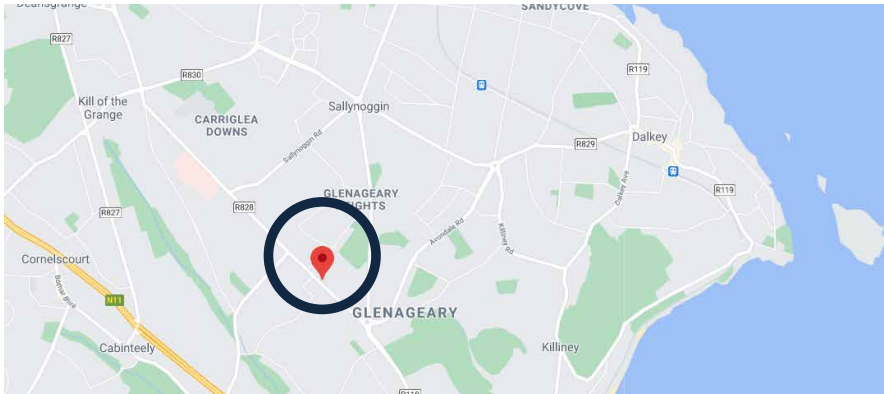
Steps to Attic Room: Attic room 7.23m x 4.29m used as storage/hobby room with two feature roof windows giving natural light and overlooking rear, extensive storage on each side of eaves.

OUTSIDE:

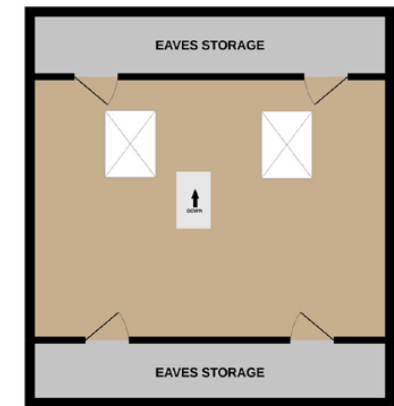
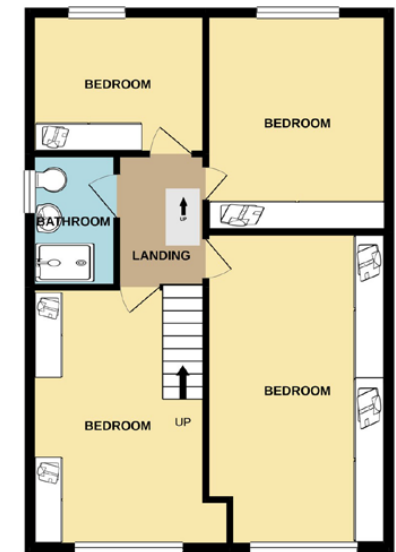
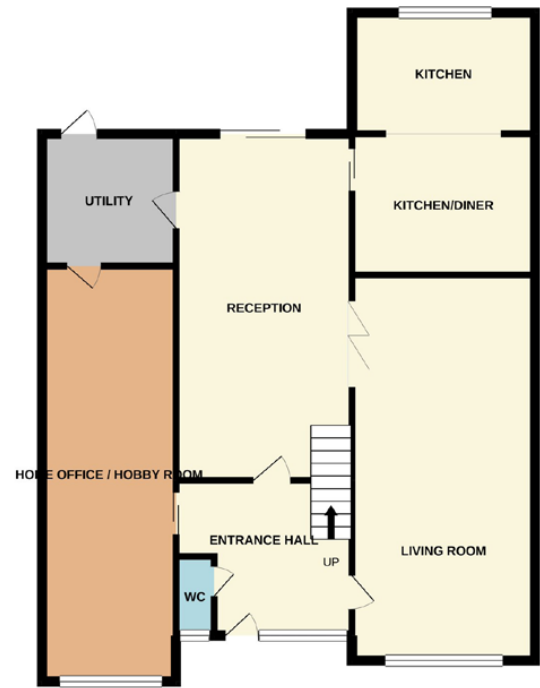
To front, extensive double front feature off street parking forecourt with car parking, lawned gardens with mature well stocked flower beds to front. Side gate access to the rear which enjoys an extremely high degree of privacy and seclusion, storage building and boiler room, feature patio area creating a focal point and large grass lawned area (24m) creates a huge garden space to an already large family home. This garden space at rear would make a great opportunity to further extend living space in the future.

| | |
|-------------|-----------------------|
| BER DETAILS | F |
| BER Number: | 113697593 |
| EPI: | 385.14 kWh/m2/yr |
| VIEWING: | By prior appointment. |





These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction. PSRA License No. 002958



myhome.ie
Find your home at my home

daft.ie
Ireland's Biggest Property Site

TEGoVA
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS

ipav | Institute of Professional Auctioneers & Valuers

Morrison
Estates

Sandyford | 10 Sandyford Office Park | Sandyford | Dublin 18 T: 01 293 7100
City | 77 Sir John Rogersons Quay | Dublin 2 T: 01 649 9012
Email: info@morrisonestates.ie Web: www.morrisonestates.ie

Thinking of Selling? Contact us
to arrange a complimentary sales
appraisal of your property.