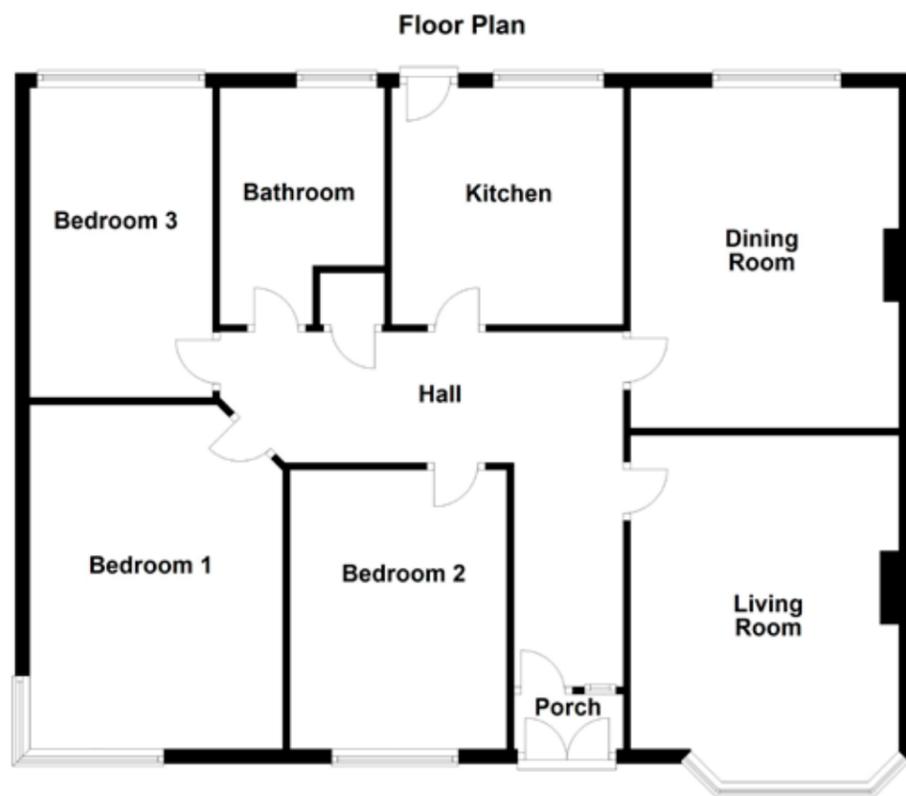




BER E1



23 Seafield Crescent, Blackrock, Booterstown,  
County Dublin A94 HW60

106 sq.m

**DNG Rock Road**

Blackrock, Co. Dublin

T: 01 283 2900 | E: rockroad@dng.ie

**Negotiator:**

Georgina Magnier

PSL 002049



DOUGLAS NEWMAN GOOD  
**DNG**

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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DOUGLAS NEWMAN GOOD  
**DNG**

## 23 Seafield Crescent, Blackrock, Booterstown, County Dublin A94 HW60

23 Seafield Crescent is a charming semi-detached bungalow well positioned on a large c. 0.2 acres site within a stones throw of the QBC, city centre and the DART. Of particular note is the magnificent c. 100 ft. long south easterly rear garden and the potential to further extend the existing accommodation (subject to planning permission).

The bright well-proportioned accommodation with high ceilings throughout measures c. 106 sq.m. The entrance porch leads through to the wide L shaped entrance hall with the front facing living room, rear facing dining room and kitchen with access to the rear garden off. The 3 double bedrooms and the shower room are also located off the hall.

The front garden can be accessed through the pedestrian or vehicle entrances and is laid to lawn with mature flower beds and a driveway providing off street parking for multiple cars.

A side passage leads to the magnificent c. 100 ft long private rear garden boasting a vast expanse of lawn bordered by mature hedging.

Seafield Crescent is a popular neighbourhood nestled between the Stillorgan Road and the Rock Road with easy access to and from nearby Dublin City Centre. Public transport is extremely well catered for with the DART at the bottom of Booterstown Avenue and an excellent bus service along the Quality Bus Corridor around the corner on the Stillorgan Road as well as addition routes on the Rock Road.

Every conceivable amenity is within easy reach including a host of shops on Woodbine Park only a short walk away as is the coast line. Many of Dublin's finest schools and colleges are close by including St. Andrew's College, The Teresian School, Mount Anville, Blackrock College and UCD to name but a few.

Blackrock Village and the Merrion Shopping centre with their host of shops and restaurants are both easily accessible.

### Accommodation

Entrance porch - 1.33m x 0.74m  
Tiled floor leading to the entrance hall.

Entrance Hall - 5.46m x 4.83m (Furthest Points)  
Wide L shaped entrance hall with high ceilings, picture rail, phone point, hot press and accommodation off.

Living Room - 4.63m x 3.67m  
Front facing reception room with picture rail, feature fire place and tv point.

Dining Room - 4.66m x 3.67m  
Bright and spacious reception room over looking the rear garden with picture rail, serving hatch, feature fire place and high ceilings.

Kitchen - 3.02m x 3.20m  
Floor and eye level storage units, stainless steel sink and door giving access to the rear garden.

Shower Room - 3.19m x 2.27m  
Upgraded fully tiled wet room with wc, whb and a T90XR Power Shower.

Bedroom 1 - 4.50m x 3.45m  
Dual aspect spacious double bedroom.

Bedroom 2 - 2.86m x 3.63m  
Bright front facing double bedroom with picture rail.

Bedroom 3 - 4.23m x 2.54m  
Rear facing double bedroom.

### Outside

The front garden which is laid to lawn with mature hedging can be accessed via the pedestrian entrance as well as the vehicle entrance which provides ample off street parking. The side entrance leads to the extremely private sunny south easterly c. 100 ft long rear garden surrounded by hedging, lawns, mature trees and an array of plant life.

BER: E1  
BER No. 112283320  
Energy Performance Indicator: 312.51 kWh/m<sup>2</sup>/yr



### Features

- Attractive semi-detached bungalow c.106 sq.m
- Large site c. 0.2 acres
- Impressive c. 100 ft. long private south east facing rear garden
- Potential to extend (stpp)
- Off street parking for multiple cars
- Side passage
- Gas fired central heating
- High floor to ceiling height
- Well maintained accommodation
- Within walking distance of the shops, QBC, UCD and the DART
- Close to St. Vincent's and Blackrock hospitals
- Highly desirable residential location
- Surrounded by a host of Dublin's finest schools and colleges

Viewing By Appointment

