

For Sale

Asking Price: €1,460,000

Sherry
FitzGerald



10 Granville Road, Blackrock,
Co Dublin, A94 CH24.

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BER D1



GROUND FLOOR



Excellent opportunity to purchase this most attractive, bright and spacious split level dormer bungalow standing on an elevated site totalling approx. 0.4 of an acre positioned on this much sought after road close to all amenities.

Number 10 offers bright and spacious accommodation totalling C.217 Sq.m which is laid out over two floors. There are three bright main reception rooms and a well fitted Kitchen / breakfast room on the ground floor. There is also an integral garage, shower room and utility room and separate wc. Upstairs features a large main bedroom with bathroom ensuite and two additional bedrooms.

Ideally located in this highly sought after residential location with a wealth of amenities close by. It is just a short distance from Blackrock, and within easy reach of Foxrock, Leopardstown, and Stillorgan. There is a wealth of boutique shops, gourmet restaurants, and trendy bars nearby. As regards schools, residents are spoiled for choice with some of Dublin's premier schools just a stone's throw away; including Holly Park, Carysfort National School, Blackrock College, St. Andrew's College, Mount Anville, and Loreto Foxrock. Access to the city centre is seamless, with the QBC on the N11 serviced by Dublin Bus routes (46A and 145), the Luas and DART and also the M50.

The gardens are a principal feature of this exceptional home. The total site area comes to approx. 0.4 of an acre with a mature front garden with electric gates and off street parking.

Viewing is highly recommended to appreciate all this excellent family home has to offer.

FIRST FLOOR



ACCOMMODATION

Entrance Hall: An attractive Indian sandstone patio leads to the glass panelled front door which opens into the entrance porch which turn leads to the entrance hall with attractive solid timber floors, ceiling coving, and stairs to both the upper and lower level levels.

Shower Room: Partly tiled walls and floor. Large corner shower, which is fully tiled with glass screen. WC. Modern glass circular wash hand basin set in vanity unit. Extractor fan.

Living Room: Attractive timber floors and box bay window to the front with inset lights. Original picture rail and ceiling coving. Attractive, modern sandstone fireplace with solid fuel stove inset.

Dining Room: This spacious bright room offers a dual aspect. Attractive bow window to the front garden. Original ceiling coving and exposed stone chimney breast. Steps down to family room.

Family Room: Lovely bright room positioned to the rear of the property with double doors out onto the raised patio leading to the rear gardens. Part of this room features glazing on three sides, making it very bright and open to the garden. There is an attractive exposed stone hearth and chimney breast with a solid fuel stove. Steps lead back to the entrance hall.

Kitchen/Breakfast Room: Positioned to the rear of the house with double patio doors out the raised patio and rear garden. Attractive timber floors. Modern shaker style timber kitchen with granite worktops and splash backs. Plumbed for dishwasher, space for fridge freezer, built in stainless steel Neff oven and Siemens gas hob with

extractor over. Attractive fully fitted kitchen with good range of wall and floor units incorporating glass display units etc. Picture window overlooking the rear garden from the kitchen area. Stainless steel sink unit and drainer. Inset and spot lighting.

Utility Room: Glass panelled door leads out to lobby area with fully tiled stairs leading to utility room and door to garage. The utility area offers a range of built-in wall and floor units. Plumbed for washing machine. Space for dryer. Gas fire boiler. Stainless steel sink unit and drainer. Door to side access. Timber panelled ceiling over with large Velux window and storage.

Garage: Good sized garage/workshop with door to cloakroom with wash and basin and WC. Vehicular door to the front drive.

Landing: With door to eaves storage and louvre doors to additional storage and hot press. Large Velux window in main landing.

Main Bedroom: Very large double room with floor to ceiling windows overlooking the very large private rear garden. With extensive built-in wardrobes.

En Suite Bathroom: Bath with fully tiled surround and shower attachment over. Pedestal wash hand basin and wall-mounted mirror and lights. Glass shelving, WC, and bidet. Partly vaulted timber clad ceiling. Partly tiled walls.

Bedroom 2: With partly vaulted ceiling, eaves storage and Velux window with storage area over.

Bedroom 3: Spacious double room with modern built in wardrobes.

GARDEN

The front garden is very mature with a variety of flowering plants and shrubs and mature, neatly trimmed hedging. There are electric gates to the front leading to a drive which currently offers parking for two cars, but this could easily be extended if desired. There's also a mature lawn to the front of the house and an Indian sandstone path and patio leading to the hall door.

The rear garden is very large and mature and offers huge potential to extend this lovely family home. To the rear of the house there is a raised patio area with steps down to the main garden, which features dual side access. There are plenty of mature specimen trees, flowering plants and shrubs. The garden is mainly laid out in mature lawn and totals approximately. 51 m in length and 23 m wide with barna style shed. The total site area is approx. 0.4 of an acre.

BER

BER D1, BER No. 117852913

Energy Performance Indicator: 241.49 kWh/m²/yr



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