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

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122 Rock Road, Blackrock, Dublin A94H529

285 m²





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DNG Rock Road are delighted to present 122 Rock Road to the market. This fantastic period property occupies a commanding position on the Rock Road overlooking Booterstown Nature Reserve and Dublin Bay. Previously subdivided with a substantial residential apartment to the rear and the remainder converted to office use, the property now benefits from full planning permission to revert to a single family home. Boasting excellent proportions, with high ceilings and spacious rooms the property will make a wonderful family home.

Entering via the main entrance door approached by attractive stone steps from street level you find yourself in the spacious entrance hall. Positioned off the hall is a large dining room with attractive marble fireplace and beautiful chandelier with ceiling rose and ceiling coving. Returning to the hall one can see steps leading down to where the rear of the property was accessed prior to its subdivision. Returning the property to a single home would simply involve re-instating this doorway. Moving upstairs one finds a large bathroom on the return and spacious double-bedroom sized room previously used as a file room. On the next floor a very large reception room looks out over Booterstown Nature Reserve and Dublin Bay and would make an ideal living room. On the second floor return one finds a guest w/c and the former office kitchen which could easily be transformed to a fine double bedroom. On the third floor there is another very large room occupying the full width of the house with fantastic views over the Bay and nature reserve. This room would be ideal as a master suite with plenty of room to fit wardrobes and even potential for an en-suite bathroom. Finally on the top level there is a large double bedroom.

With its own separate entrance to the side of the building the private apartment at the rear of the house offers excellent accommodation in its own right. Entering via the private hallway one finds oneself in an inner hall with stairs leading up to a landing off which you find a large, bright double bedroom and a spacious shower-room with w/c and wash basin. Returning downstairs there is another spacious double bedroom and a guest w/c located off the inner hall. Positioned off the hall is an open-plan kitchen/dining space with practical utility pantry. Off the dining area is the large living space and to the rear one can enter the garden via glass double doors. Benefiting from an abundance of natural light via a conservatory-style glass ceiling the dining area is a warm and bright space. Off the kitchen there is a small reception room, currently used as a guest bedroom but more suited to a home office or study and benefiting from a shower-room to the rear. Outside the tiered rear garden is south-west facing and boasts an attractive paved patio area ideal for barbecues and a raised low maintenance garden space. There is a solid, block-built storage room which is wired for power.

Positioned in an enviable location 122 Rock Road benefits from a wealth of amenities right on its doorstep. Blackrock Village with its two newly renovated shopping centres and wealth of restaurants, pubs and services is only a fifteen minute walk away while Stillorgan Village is less than ten minutes away by car. Local schools in the area are excellent including Willow Park, Blackrock College, Saint Andrews College and Sion Hill all a short walk from the front door making 122 Rock Road ideal for families. Booterstown DART station and Blackrock Park are a two minute walk away and there is an excellent bus service close by. Dublin City Centre is less than twenty minutes away by car or just five stops away on the DART.

The planning permission granted for change of use to a single family home was approved in October of 2017 with minimal conditions and can be viewed on Dun Laoghaire Rathdown's planning website by inserting the property address.



Features

- Impressive Three Story Period Property
- Magnificent Sea Views
- Subtly Subdivided Into Office Space And Residential Apartment
- Planning Permission To Re-instate Into Single Family Home
- Sunny South West Facing Garden
- Excellent Room Proportions With High Ceilings
- Wonderful Location Close To Schools, Shops & Public Transport

View By Appointment with
Dan Steen of DNG Rock Road



Accommodation

Main House:

Porch 1.8m x 1.6m Welcoming entrance porch with carpet flooring and security alarm panel.

Entrance Hall 1.8m x 6.7m Spacious entrance hall with carpet flooring and handmade radiator covers.

Dining Room 4.8m x 4.3m Large front facing formal dining room with carpet flooring, feature marble fireplace and attractive chandelier with ceiling rose.

Bathroom 3.3m x 2.8m Full size bathroom with laminate flooring, subway-style wall tiling, w/c, wash basin, bath and separate shower with Mira Event power shower.

Bedroom 1 4.5m x 4.0m Generous double bedroom with carpet floors. Currently laid out as file-room.

Living Room 6.3m x 5.2m Beautiful front facing reception room with sea views. Carpet flooring and ceiling coving.

Guest W/C 2.8m x 1.2m Practical guest w/c with potential as en-suite bathroom. Laminate floors, tiled walls, w/c and wash basin.

Bedroom 2/Kitchen 4.6m x 2.5m Former office kitchen to the rear of the property, ideal as double bedroom. Currently fitted with kitchen cabinets, laminate flooring, electric hob, microwave oven, dishwasher and sink.

Master Bedroom 6.3m x 5.2m Magnificent master bedroom with panoramic views of Dublin Bay and Booterstown Nature Reserve. Carpeted flooring, vaulted ceiling and excellent potential to create a bedroom suite with wardrobes and en-suite bathroom.

Bedroom 4 6.1m x 4.2m (maximum measurements) Top floor double bedroom with carpet flooring, recessed lighting and attic access.

Apartment:

Entrance Hall 1.6m x 6.2m Tiled inner hallway with recessed lighting and under-stair storage.

Guest W/C 1.8m x 1.1m Tiled guest w/c with wash basin and skylight.

Bedroom 1 4.6m x 2.8m Spacious carpeted double bedroom with fitted wardrobes.

Kitchen/Dining Area:



Dining Area 5.4m x 2.0m Bright and airy dining area with conservatory style glass ceiling and double glass doors leading to rear garden.

Kitchen 3.1m x 2.65m Fully fitted high quality kitchen with tiled flooring and hand-built kitchen cabinets featuring Bosch integrated appliances including electric oven and hob, dishwasher, fridge-freezer and microwave.

Pantry/Utility 2.0m x 1.75m (maximum measurement) Practical pantry with shelved storage and plumbed washing machine.

Living Room 3.9m x 4.23m Comfortable living room with wood flooring and fitted shelving, desk and tv unit.

Home Office/Study 2.5m x 2.9m Compact home office space with carpet flooring and built-in storage.

Guest Shower-Room 2.3m x 1.1m Practical shower room with w/c, wash basin and shower enclosure with power shower.

Landing 2.8m x 2.5m (maximum measurements) Carpeted 1st floor landing with hot press.

Bathroom 3.15m x 1.15m Bright shower room with w/c, wash basin and large shower enclosure with triton power shower.

Bedroom 2 4.7m x 2.8m Large double bedroom with carpet flooring and fitted wardrobes.

Rear Garden 11.5m x 6.5m Tiered South-West facing rear garden with paved patio/barbecue area and raised low maintenance garden space above. Practical block-built storage shed measuring 4.4m x 1.3m with power.

BER: D2 BER No. 111460804

Energy Performance Indicator: 297.69 kWh/m²/yr

