

# For Sale

Asking Price: €850,000

Sherry  
FitzGerald



Iona, 47 St Fintan's Villas, Blackrock,  
Co Dublin A94 Y795

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BER A2





Positioned in a mature, charming enclave of characterful homes, 47 St Fintan's Villas is a boutique collection of beautifully designed homes blending modern comfort and timeless elegance. They bring together quality craftsmanship, energy efficient design and family friendly layouts. Each home has been carefully designed by Fishamble Architects and built by Mendell Construction to create light-filled interiors and flexible spaces perfect for modern living.

The properties comprise a semi-detached 3 bedroom house (Iona), a detached 2 bedroom house (Skye) and a semi-detached four bedroom home (Jura) all with private rear gardens, private parking wired for electric car chargers and separate utility rooms. Finished to an excellent standard and set amidst tastefully landscaped grounds designed by Murphy Sheanon Landscaping, these homes will appeal to both buyers who are looking to trade up and trade down seeking new a rated homes in a prime, mature and established location.

Bus routes include: 4, 7B, 7D, L25, L26, L27

Highly regarded local schools include:

Clonkeen College, Monkstown Educate Together, St Patrick's Boys National School and St Patricks Girls National School in Hollypark, CBC Monkstown, Loretto Foxrock, Newtown Park School

Local shopping available in:

St Fintan's Park, Deansgrange, Blackrock village, Newtownpark, Cornelscourt

Floor Area:

122 sqm/1313sq. ft

## SPECIFICATIONS

### Doors & Windows

Nordan Alu-Clad triple glazed windows in 'Cement Grey', Nordan external doors, triple glazed rooflights to stair landings

### Flooring

Engineered limed Oak flooring by Floor Design, Elysian Velvet Carpets by the Flooring Mill,

### Kitchens / Utility Rooms

Bespoke solid wood kitchens units painted in Farrow & Ball 'Card Room Green', Quartz countertops and splashbacks, Integrated Siemens dishwasher, Integrated Siemens induction hob and extractor fan, Integrated Siemens oven & combi oven, Integrated Neff fridge/freezer, Plumbed for stacked washing machine and dryer

### Bathrooms

High quality Sonas bathroom suites with brushed nickel fittings, Image shower doors, wall hung w.c.'s with recessed cistern, tiled floor and part tiled walls

### Services

Mitsubishi electric ECODAN air source heat pump, demand control ventilation, smoke and heat detectors fitted, wired for alarm and CCTV, Ready for SKY / VIRGIN / SIRO Fibre Broadband.

### Landscaping

By Murphy Sheanon Landscaping, granite paving, Donegal quartz pebbles, private parking for each property



### Finishes

External: Ibstock brick and wet dash render external facades, Cedral Stone Green Slate roof finish with VM Zinc trims, Lindab steel gutters and downpipes

Interior: Solid wood internal doors, quality timber staircase with Oak handrail finish, floor to ceiling wall panelling with inset secret door, Shaker style skirting, architraves and shadow gap window boards, contemporary wardrobes provided to each bedroom

### ACCOMMODATION

Entrance Hall: engineered limed oak wood floor, recessed lighting, Nordan hall door flanked by large glazed panel, part paneled wall incorporating a hidden door through to a utility room

Study: engineered limed Oak wood floor, recessed lighting

Guest w.c.: tiled floor and part tiled walls, Sonas sink with under unit storage, wall mounted Sonas w.c. with recessed cistern

Utility Room: tiled floor, plumbed for stacked washing machine and dryer, access to under stair storage, recessed lighting, built-in storage, bespoke cabinetry painted in Farrow & Ball 'Card Room Green'

Kitchen: tiled floor, recessed lighting bespoke cabinetry painted in Farrow & Ball 'Card Room Green' with Quartz countertops, incorporating extensive storage, integrated Neff fridge/freezer, integrated Siemens dishwasher, integrated Siemens induction hob, integrated Siemens extractor fan, integrated Siemens combi double oven, stainless steel sink

Living/Dining: engineered limed Oak wood floors, Henley multi fuel burning stove with Granite hearth, sliding door to garden

Stairwell: part wood paneled walls with Oak handrail, light bearing window on the half landing, Elysian velvet carpet

First Floor Landing: overhead skylight window

Bedroom 1: bespoke built-in wardrobes with dresser unit

En-Suite: double shower unit with Image glass sliding door and recessed shelf, Sonas rainwater shower head, partly tiled walls, tiled floor, Sonas w.h.b. with mixer tap and under sink storage, Sonas wall mounted w.c. with recessed cistern

Bedroom 2: picture window overlooking the front garden, extensive range of bespoke built-in wardrobes, attic access

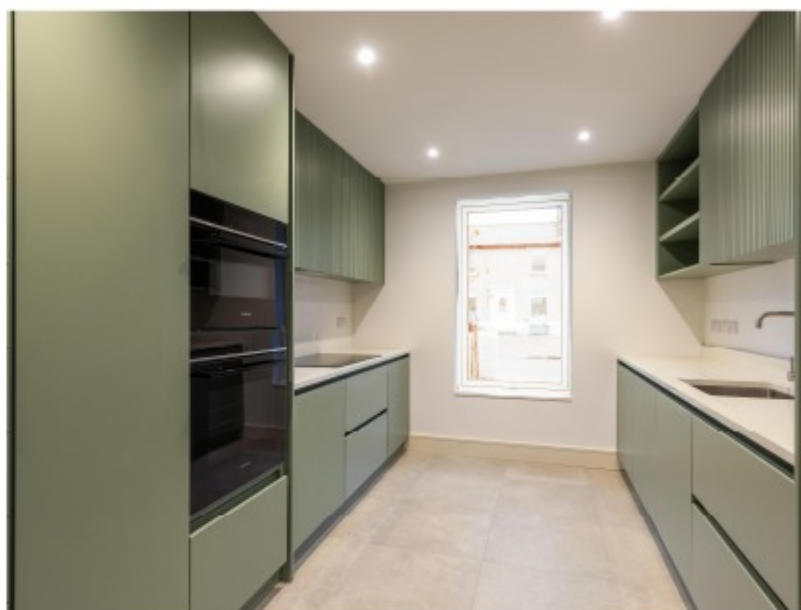
Bedroom 3: large picture window overlooking the rear garden, bespoke built-in wardrobe with dresser unit

Bathroom: window with reeded frosted detail, tiled floor and part tiled walls, Sonas bath with mixer tap and shower attachment, Sonas w.h.b. with mixer tap set into a vanity unit with under sink storage, Sonas wall mounted w.c. with recessed cistern, separate shower cubicle with Image glass door and recessed shelf, Sonas rainwater shower

### BER

BER A2, BER No. 112904024

Energy Performance Indicator: 49.72 kWh/m<sup>2</sup>/yr





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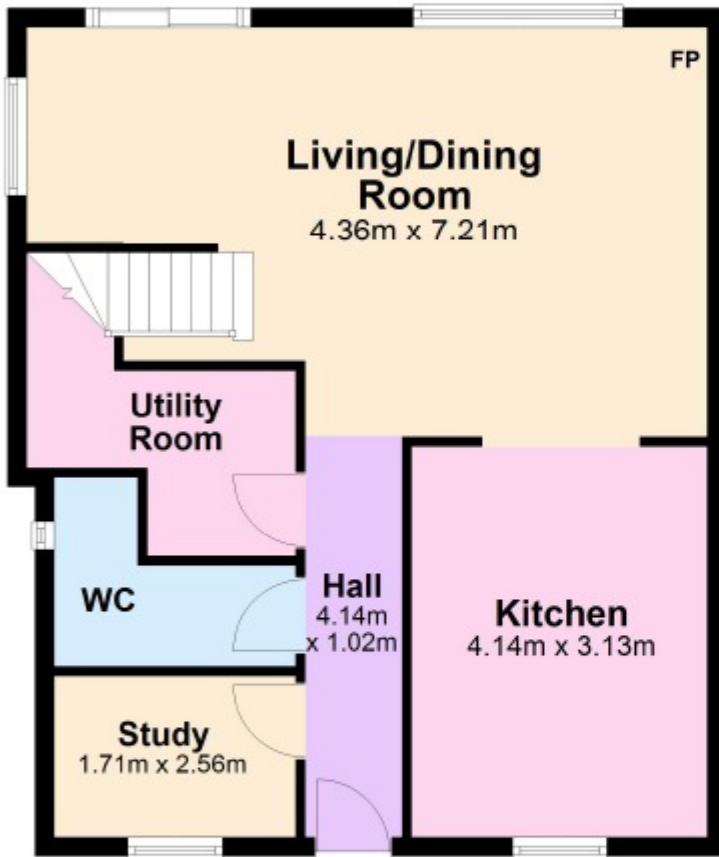


BOOK  
VIEWINGS

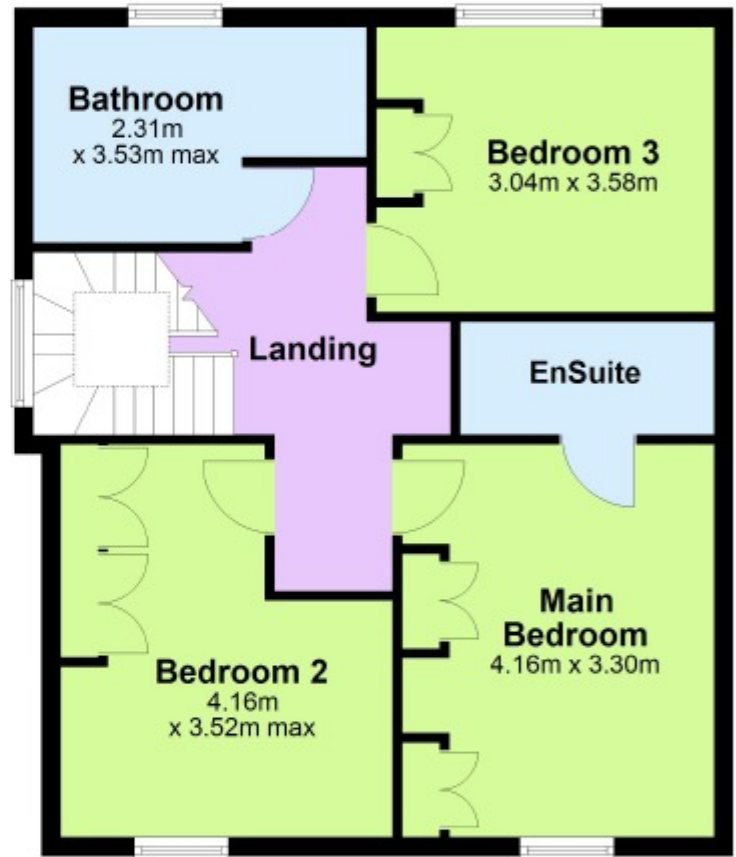


MAKE  
OFFERS

## Ground Floor



## First Floor



### NEGOTIATOR

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