

# For Sale

Asking Price: €645,000



2 Amberley Court, Stillorgan Park Avenue,  
Blackrock, Co. Dublin, A94 HC83

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## GROUND FLOOR



2 Amberley Court is a most impressive, modern duplex residence of rare quality which has been upgraded to a very high specification by an Interior Designer for the current owners.

Number 2 is located in a small development located in this quiet cul-de-sac off Stillorgan Park. Stillorgan Park Avenue is perfectly situated within walking distance of both Stillorgan and Blackrock Village and 3 minutes' walk from the N11 bus corridor. It is a very attractive looking property with mellow red brick on the façade. The property is very well laid out over two levels with nice balcony spaces on both levels.

On the ground floor the hallway leads to a very spacious open plan kitchen/living/dining room which has been decorated in lovely muted, neutral tones with hardwood flooring throughout. There is a superb quality kitchen which was designed and installed by BeSpace with an island and good storage provided by a range of wall and floor units and Quartz worktops. The space is flooded with natural light due to ceiling to floor windows and a door leading to a patio space and another large window. There is also very clever concealed storage along a panelled wall. There is also a utility room, additional under stairs storage, and a guest wc on this level.

There is a door from the hallway leading upstairs where there are three bedrooms, two large doubles and a single which is currently in use as a home office. There is a very modern shower room here too.

There are two balconies on the first floor, accessed from bedroom 1 and bedroom 2 giving nice aspect front and rear.

The location is second to none here with Stillorgan Shopping Centre, Frascati and Blackrock Shopping Centres, Merrion, Dundrum and

## FIRST FLOOR



Cornelscourt offer excellent shopping. Blackrock is well served with an extensive range of shops, boutiques cafes and restaurants.

Blackrock and the local suburbs are home to a host of recreational and leisure facilities including Blackrock Tennis and Bowling club, Foxrock Golf Club, Kilmacud Crokes GAA club, and Blackrock Park overlooking Dublin Bay. Also, just a short distance away are the hugely popular marine and sailing activities at Dun Laoghaire Harbour.

Many of South County Dublin's top schools are within easy reach including, Sion Hill, Mount Anville, Blackrock College, Willow Park School, Oatlands CBS, Coláiste Eoin and Coláiste Íosagáin, and Saint Brigid's Boys School to name a few.

### SPECIAL FEATURES

- Measuring 104sq.m. / 1,119sq.ft. approx.
- Contemporary BeSpace kitchen and bedroom wardrobes
- Underfloor heating downstairs
- Air to Water heat pump
- A Energy rating
- Hardwood flooring and joinery throughout
- High quality Scandinavian windows and doors by Carlson
- Electric car charging point
- Service Charge €3,500 approx. per annum

## ACCOMMODATION

Hall 1.72m x 2.08m Hardwood flooring

Guest wc Hardwood flooring, fully tiled, wash hand basin with vanity mirror and wc.

Kitchen/Living/Dining 6.69m x 5.55m Very spacious open living area with kitchen designed and installed by BeSpace with good range of wall and floor units, large island unit with Quartz worktops and sink unit with an undercounter wine cooler and there is room for casual dining. Siemens oven with electric induction hob, dishwasher, built in microwave, fridge/freezer, under cabinet lighting and soft close doors and drawers. There is lovely wooden flooring and recessed lighting. On one wall there is very clever concealed storage behind wood panelling. This is a lovely, relaxed space to watch tv and dine and entertain friends. There is a door leading to a patio area which is large enough to enjoy coffee in the morning sunshine.

Utility Room With tiled floor and good shelved storage and a worktop, a combined washer dryer and space for more appliances.

Landing 6.29m x 2.08m Understairs storage. Door from hallway leading upstairs. Landing: Carpet flooring and good-sized storage cupboard.

Bedroom 1 3.17m x 4.55m Large double bedroom with good range of built in wardrobes, carpet flooring, double aspect, large picture window and double doors leading to balcony.

Bedroom 2 3.04m x 3.61m Large double bedroom with good range of built in wardrobes, carpet flooring, double doors leading balcony.

Bedroom 3 / Study 2.11m x 3.61m Good sized room which is currently in use as a home office. Carpet flooring and built in workspace, shelving, and drawers. Window to the side.

Shower Room 2.12m x 2.40m Lovely modern fully tiled shower room with large step in shower cubicle with high quality glazed sanitary ware, under basin vanity unit, Hansgrohe shower, chrome heated towel rail, wash hand basin and wc, recessed lighting and large frosted window.

## GARDEN

There are three large balconies overlooking different parts of the development. There is 1 designated parking space and visitor parking.

## BER

BER A2, BER No. 112918628

Energy Performance Indicator: 43.2 kWh/m<sup>2</sup>/yr



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