

For Sale

Asking Price: €1,250,000

Sherry
FitzGerald



Belmont Mews, Galloping Green,
Stillorgan Road, Blackrock, Co. Dublin, A94 R7F8

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A stylish, detached contemporary family home tucked away on this enclave just off the Stillorgan Road within easy reach of the villages of Stillorgan and Blackrock. Belmont Mews has been extensively upgraded and extended internally and now offers wonderfully bright generously proportioned accommodation extending to 190sq.m (2,045sq.ft.) presented in excellent decorative order throughout and providing the ultimate in modern family living.

The property is approached by an arched entrance providing off-street parking for two cars. Double timber gates open on to an exceptionally private gravelled courtyard with a sunny southerly aspect. Internally the entrance hall has solid oak flooring that runs throughout this level, to the front is a large living room with a picture window overlooking the courtyard. To the rear of the property at this level is an extended light filled, state of the art open plan kitchen/dining/living space that is an immense addition to this already impressive family home this is the real core living area of the house. A shaker style kitchen has a tiled floor and island unit with breakfast bar seating. The living space with pitched ceiling is flooded in natural light with its dual aspect windows and Velux rooflights, double doors from here open on to the private rear garden, a utility room off this is plumbed for washing machine and dryer and houses the gas boiler. A guest WC completes the accommodation at this level. At first floor level are three bedrooms with the large bedroom to the front spanning the width of the property availing of a walk-in wardrobe and en-suite shower room. A family bathroom completes this level. On the second floor are two further large bedrooms, both sharing a Jack and Jill shower room. The main bedroom to the rear has a high, pitched ceiling and takes in stunning views across Dublin Bay, off this is a railed and shelved walk-in wardrobe.

Conveniently located just off N11 the villages of Blackrock & Stillorgan are both within close proximity and offer a myriad of amenities including a wide range of specialty shops, restaurants, sporting, and leisure activities. Dundrum Town Centre is a 15-minute drive away and the business centres at Sandyford Industrial Estate and South County Business Park both within walking distance. Excellent local transport links include the DART at Blackrock, Luas at Sandyford, N11 with QBC and the close by M50. There is an excellent selection of primary and secondary schools close by including Carysfort, Hollypark and St. Brigid's National Schools, Loreto College Foxrock, Blackrock College, St Andrews College, Coláiste Iosagain, Mount Anville and Sion Hill along with Lycée Francais d'Irlande to name but a few – all within the immediate area. UCD is also close by.

SPECIAL FEATURES

- Contemporary five bedroom detached home
- Measuring 190sq.m./ 2,045sq.ft. approx
- Oak internal doors and architraves
- Stunning sea views from master bedroom
- Extended to rear in 2006
- New floor added in 2016
- Off-street parking
- 5 well proportioned bedrooms
- Immensley private rear garden
- South facing, private front courtyard

ACCOMMODATION

Entrance Hall With solid oak flooring, door to;

Living Room With solid oak flooring, large picture window to the front, timber fireplace with cast iron inset and marble hearth and gas fire.

Guest WC With tiled floor, wc, wash hand basin with tiled splashback, window to side

Kitchen/ Dining / Living Shaker style kitchen with double integrated oven, four ring Zanussi electric hob with extractor over, space for American style fridge freezer, single bowl sink, wine rack, matching island unit with breakfast bar seating, additional press units and integrated Bosch dishwasher, recessed lighting and tiled floor with solid oak flooring in dining area with window to the side. Flooded in natural light with high vaulted ceiling with 5 Velux rooflights and recessed lighting, window to side, windows overlooking the rear and double doors garden, solid oak flooring, solid fuel burning stove.

Utility Room Tiled floor, Velux rooflight, recessed lighting, plumbed for washing machine and dryer, storage and gas boiler

Bedroom 3 Overlooking the front with solid timber flooring, door to:

En-Suite Fully tiled, wc, wash hand basin, shower with Mira Event XS shower, window to side, hot press with dual immersion

Walk in wardrobe With railed and shelved storage, window to front

Bedroom 2 Solid timber flooring, fitted shelving and window to rear

Bedroom 5 Currently a home office, with fitted desk, shelving, wardrobe, solid timber flooring and window

Bathroom Tiled floor, partially tiled walls, bath with shower attachment, wc, wash hand basin, heated towel rail, shelved storage, window to side, extractor fan

Bedroom 4 Laminate flooring, dual windows to the front, Stira to attic, door to jack and jill shower room

Bedroom 1 With vaulted ceiling with Velux roof light, picture window, walk in wardrobe and door to

Jack and Jill shower room Fully tiled, wc, ceramic bowl sink set onto vanity unit, shower cubicle, window to front and extractor fan

GARDEN

The garden to the rear is immensely private and is bordered by a beautiful cut granite stone wall. The garden measures approx. 25m (82ft) and is laid out with paved patio, an ideal spot of BBQs with the remainder laid out in level lawn bordered by an abundance of mature shrubbery and trees. Pedestrian gated access from the garden leads to the cul de sac of Belmont Grove.

BER

BER C, BER No. 119640969

Energy Performance Indicator: 165.82 kWh/m²yr





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