

# For Sale

Asking Price: €875,000

Sherry  
FitzGerald



55 Trimleston Gardens, Booterstown,  
Co. Dublin, A94 A3C3

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BER D1





Sherry Fitzgerald is pleased to bring to market No. 55 Trimleston Gardens. This attractive semi-detached family home is ideally situated between the sea and University College Dublin.

This highly sought after location is well served by the DART, bus routes, a choice of top schools and excellent local shopping. The property is not overlooked and has an enviable sunny south-west facing garden to the rear. Situated just off the Rock Road, the convenience of this property cannot be overstated.

Excellent located, 55 Trimleston Gardens is a peaceful family-friendly home, with the front garden laid out mainly in lawn bordered by mature hedging and planting. The property benefits from dual entrances to the front. Internally the accommodation, extending to c. 125sq.m. (1,345 sq. ft), comprises a porched entrance opening into a wide reception hall. To the right, overlooking the front garden, is a living room with ceiling coving and original tiled fireplace, and a dining room with timber floor and original fireplace, with patio style windows and glass door opening out onto the south-west facing rear garden. To the rear, the kitchen leads to a further reception room, with access to the rear garden, which in turn opens into a utility room plumbed for washing machine and dryer. A wet room with electric shower completes the accommodation at this level.

At first floor level off a wide landing there are three well-proportioned bedrooms all with wardrobe provisions. A bathroom and separate toilet complete the internal accommodation.

Residents of Trimleston Gardens enjoy a mature setting with a wide range of local shopping and cafés, at Montrose, Cranford and

on Woodbine Road, not to mention being within a short distance of Booterstown, Merrion and the Merrion Shopping Centre. The town of Blackrock is also near at hand with its speciality shops, two shopping centres, cafés, restaurants and boutiques. There are several highly regarded schools close by including Willow Park, Blackrock College, Sion Hill, Coláiste Íosagáin, Coláiste Eoin, St. Andrews, Muckross Park, Mount Anville, Teresians, and St Michaels. UCD is within walking distance and the Smurfit Business School is within easy reach. St. Vincents University Hospital is also nearby. Recreational amenities are well provided for with Elm Park Golf Club, UCD Belfield, and Blackrock Park. Sandymount Strand for leisurely strolls and the sea at Booterstown are both within easy walking distance. The area is well served by public transport with the DART at Booterstown and The QBC on the N11 and Rock Road.

#### SPECIAL FEATURES

- Ideally situated within an easy walk of the seafront and DART
- Within walking distance of UCD
- Sunny south-west facing rear garden of 16m (52ft) in length
- Floor area of approximately 125sq.m. (1,345sq. ft)
- Upgraded double glazed windows throughout
- Excellent public transport including DART and bus on QBC
- Surrounded by a host of highly regarded primary and secondary schools
- Recently upgraded gas boiler and heating



## ACCOMMODATION

Floor Area: 125sqm/1345sqft approx.

**Porched Entrance** With tiled floor and glazed panel front door opening into:

**Reception Hall** Wide welcoming reception hall with door to understairs storage

**Living Room** With ceiling coving, centre rose, original tiled fireplace with tiled hearth and open fire. Picture window overlooking the front garden.

**Dining Room** With solid timber floor, ceiling coving, centre rose, original tiled fireplace with tiled hearth and open fire. Door to rear garden.

**Kitchen** With a range of wall and base units, single bowl sink, Logik cooker with extractor over, window overlooking the rear garden.

**TV Room** With window and door to rear garden, range of fitted shelving and press units, door to

**Utility Room** Plumbed for washing machine and dryer, countertop and shelving, door to:

**Wet Room** With partially tiled walls, Triton T90si shower, WC, wash hand basin set into vanity unit with storage, fitted mirror, heated towel rail, extractor fan,.

**Entrance Lobby** With cloak hanging, enclosed fuse box, door to front.

**Landing** With window to side, door to shelved hot press with dual immersion and Glow Worm Flexicom 18sx gas boiler.

**Bedroom 1** A generous sized double bedroom with fitted wardrobes and a window overlooking the front garden.

**Bedroom 2** A generous sized double bedroom with window overlooking the rear, excellent range of fitted wardrobes, dressing area with shelving, storage and fitted mirror.

**Bedroom 3** With window overlooking the front and over stair storage.

**Bathroom** With partially tiled walls, cast iron bath with Triton T80 shower over, sink set into vanity unit with storage, window to rear, Dimplex heater.

## GARDEN

The walled garden to the rear is a particular feature of this home with its enviable sunny south-west aspect. The garden offers immense privacy and is not overlooked in any way; it measures approx. 16m (52ft) in length and is laid out mainly in lawn with old fruit trees, mature shrubs and planting. There is also a patio area and garden shed.

## BER

BER D1, BER No. 118644012

Energy Performance Indicator: 239.29 kWh/m<sup>2</sup>/yr







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