



19 Seafort Parade, Booterstown,
Blackrock, Co.Dublin

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are excited to present to the market a superb refurbishment opportunity set in the heart of Blackrock. This attractive Georgian property built in circa 1798 extending to circa 133 sq.m/1,441.6 sq.ft has the benefit of a full planning permission for an attractive refurbishment and extension by one of Irelands leading architects Paul Brazil. The well designed scheme would include a light filled kitchen extension and a one person lift and extension bringing the total size to circa 172 sq.m (1,851sq.ft). Set in quiet enclave overlooking Blackrock Park and the Martello with views of Dublin Bay and the city this property offers one the opportunity to create a stylish residence with easy access to both city and county and with a range of public transport options including the Dart at Booterstown less than 10 minutes walk away.

Upon entering the property one is welcomed by a hall with attractive staircase leading to the first floor, to the left the drawing room is surprisingly grand with its two windows looking over the park to Dublin Bay, to the rear on the return there is a fourth bedroom/study with a lean to toilet extension off it. At ground floor level there is a large kitchen/dining room with dual access and separate access via steps to the front, there is also a shower room and useful store cellar. Rising to the first floor one finds three further double bedrooms two of which have the benefit of attractive views.

Outside to the front there is a small railed garden with steps leading to the ground floor entrance. To the rear there is a bright south-easterly facing garden with the potential to create an attractive sanctuary.

The property is set on a quiet residential road adjacent to Blackrock Park. There is a myriad of amenities right on its doorstep with Blackrock and Booterstown villages just a short stroll away offering a selection of boutiques, restaurants and coffee shops as well as enjoyable costal walks. This home is also within a short walk of some of Dublin's most highly regarded schools including Blackrock College, Willow Park, Sion Hill and St. Andrew's College. The area is well served by an excellent public transport network with the DART at Booterstown station and several bus routes within a five minute walk providing access to the city centre and beyond.

SPECIAL FEATURES

- » Extending to circa 133 sq.m/1,441.6 sq.ft
- » Full planning permission for extension and renovation to 172 sq.m (1,851sq.ft)
- » Design by one of the country's leading architects
- » Planning permission to install lift
- » Three/four bedroom home
- » Georgian period house built in 1798
- » Protected structure
- » Adjacent to Blackrock village
- » Walking distance to the DART
- » Close to some of South Dublin's finest schools



ACCOMMODATION

ENTRANCE HALLWAY

4.51m (14.80ft) x 1.56m (5.12ft)
Wooden floor, fuseboard, ceiling light, staircase to first floor, staircase to ground floor, thermostat.

DRAWING ROOM

5.49m (18.01ft) x 4.81m (15.78ft) (Max measurement)
Wooden fire surround with cast iron and tile inset, carpet, ceiling light, feature double sash windows to front.

STUDY

2.99m (9.81ft) x 3.06m (10.04ft)
Wooden floor, cast iron fire surround with inset.

W.C.

3.55m (11.65ft) x 2.05m (6.73ft) (Max measurement)
W.C., sink, door to rear garden.

LOWER HALL

6m (19.69ft) x 2.25m (7.38ft) (Max measurement)
Door leading to front garden, staircase to entrance level, tiled floor.

KITCHEN

4.23m (13.88ft) x 4.63m (15.19ft)
Tiled floor, built-in wall and floor units, stainless steel sink,

immersion, gas boiler, heating control panel, solid fuel stove, door to cellar, ceiling light.

SHOWER ROOM

Tiled floor, w.c., sink, corner shower enclosure, door to garden, medicine cabinet, ceiling light.

FIRST FLOOR RETURN

BEDROOM 3

3.12m (10.24ft) x 2.96m (9.71ft)
Carpet, ceiling light.

BEDROOM 2

3.61m (11.84ft) x 4m (13.12ft) (Max measurement)
Wooden floor, cast iron fire surround and inset, ceiling light.

MASTER BEDROOM

3.1m (10.17ft) x 4.88m (16.01ft) (Max measurement)
Wooden floor, cast iron fire surround and inset, ceiling light, T.V. point.

LANDING

Ceiling light, carpet.



BER DETAILS

BER: F
BER Number: 103691192
Energy Performance Rating: 409.07 kwh/m2/yr

OUTSIDE

REAR GARDEN
9.43m (30.94ft) x 8.04m (26.38ft) (Max measurement) Bordered by brick and stone railing, stairs to ground floor.

FRONT GARDEN
Granite topped wall, cast iron gate, staircase to ground floor.

DIRECTIONS

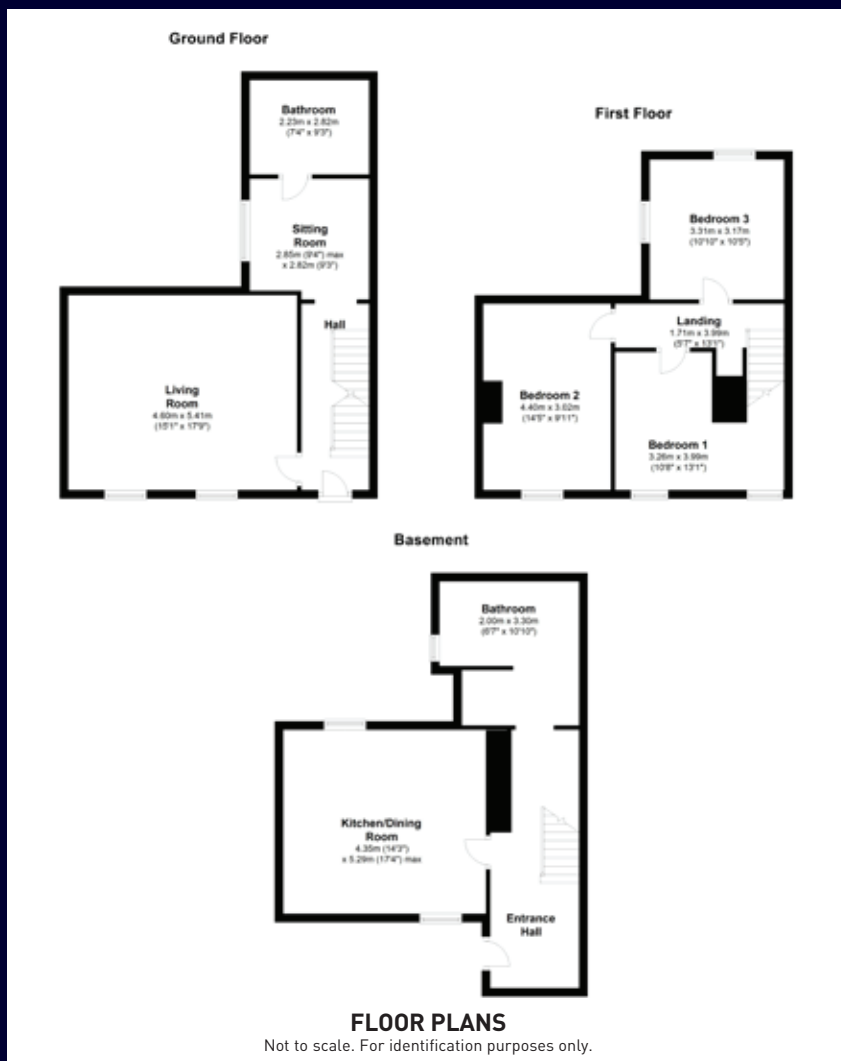
From City Centre proceed out the Rock Road passing Lexus Blackrock on the left side. After passing the main gates to Blackrock College on the right take, the next left turn into Seafort Parade. The property will be on the right.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



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