

A large, bright living room with a bay window, a fireplace, and blue sofas. The room features a large bay window with three panes, each with a light-colored blind. The walls are a neutral tone, and the ceiling has a decorative circular medallion. A chandelier hangs from the ceiling. The floor is covered with a patterned rug. A large blue sofa is in the foreground, and a wooden coffee table with a glass top is in the center. A fireplace with a white mantel is on the right, with a fire burning inside. A television is on a stand next to the fireplace. A small table with a lamp is on the left. A round wooden table is in the foreground. The room is well-lit and has a classic, comfortable feel.

*Superbly presented in walk-in condition, this attractive semi-detached Edwardian red brick is ideally located on one of the most sought-after roads in Blackrock, backing onto the Blackrock Bowling and Tennis Club and only five minutes' walk from Blackrock village and Dart station.*





## **DNG Rock Road**

Blackrock, Co. Dublin

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DOUGLAS NEWMAN GOOD  
**DNG**

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BER D2



25 Green Road, Blackrock, Co. Dublin A94 A9P1

215 sq.m/2314sq.ft.

DOUGLAS NEWMAN GOOD  
**DNG**





## 25 Green Road, Blackrock, Co. Dublin A94 A9P1

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Superbly presented in walk-in condition, this attractive semi-detached Edwardian red brick is ideally located on one of the most sought-after roads in Blackrock, backing onto the Blackrock Bowling and Tennis Club and only five minutes' walk from Blackrock village and Dart station. Built in 1905, the property oozes character and retains many original features including ceiling roses, cornicing and exposed original floor boards. All of the windows have either been reconditioned or sympathetically replaced with wooden double glazed sash windows. The original footprint of the house has been extended and remodelled to create a stylish and comfortable family home which is flooded in natural light.

The accommodation of approximately 215 sq.m/2314sq.ft. includes, at ground floor level: entrance hallway, guest w.c., open plan drawing/dining room, open plan kitchen/breakfast/family room and utility room. The original house had four bedrooms, however the current owners cleverly reconfigured upstairs to three large double bedrooms with three bathrooms plus a large attic conversion.

The 70 foot garden to the rear is beautifully laid out and adjoins the grounds of Blackrock Bowling and Tennis Club from which it is separated by a lovely granite wall. The garden to the front is creatively landscaped with a nod to the Edwardian era.

Blackrock's popularity with families owes much to its fine selection of schools. Within walking distance of Green Road are Willow Park, Blackrock College, St Andrews and Carysfort National School. Colaiste Eoin and Iosagain, Booterstown National School and Holly Park are also close by with St. Michael's, Teresians and Mount Anville a short bus ride away.

The area enjoys an abundance of amenities. The aforementioned Blackrock Bowling and Tennis Club is open to new members and has active junior and senior programmes, with camps and tournaments throughout the year. Blackrock Village is going through a wonderful regeneration and has no fewer than three supermarkets: SuperValu, M&S and Aldi. The village itself has no shortage of shops, cafés, gastro pubs and restaurants, including the Michelin-starred Heron & Grey and Indian Three Leaves, both located in Blackrock Market, which is also the location of Spanish restaurant, El Celler. Blackrock Station is on the Dart line, with a frequent service into the city centre and there are several bus routes that run along the Rock Road including the numbers 4 and 7. There are two convenient Aircoach stops at Mount Merrion Avenue and Frascati Shopping Centre. Blackrock Park (beside the sea) and Carysfort Park are both within a short stroll to enjoy.

All in all, a highly desirable home in one of Dublin's most sought after areas. Viewing of this fine family home is strongly recommended.

### Features

- Instantly appealing red brick period residence built in 1905.
- Refurbished and extended to a high standard throughout.
- Spacious light-filled accommodation of 215 sq.m/2314sq.ft.
- Walk-in condition.
- Private aspect to rear overlooking Blackrock Bowling and Tennis Club.
- Gas fired central heating.
- Intruder alarm.
- Very private 70 foot long rear garden.
- Many original features still intact and very well maintained.
- Majority of the windows have been sympathetically replaced with wooden double glazed sash windows (with the exception of the front facing first floor rooms which have been reconditioned).
- Three bathrooms, guest cloakroom and utility room.
- Gated side entrance.

BER: D2 BER No.112288519 Energy Performance Indicator:290.74 kWh/m<sup>2</sup>/yr



## Accommodation

### Ground Floor

**Entrance hallway:** 4.88m x 1.78m, ceiling cornicing, centre rose, exposed original timber floor, double doors to drawing/dining room, steps leading down to rear hallway.

**Drawing/dining room:** 8.88m x 4.49m (into bay), dual aspect open plan double reception room, feature bay window, exposed original timber floor, two matching stone open fireplaces with stone insert and slate surround and hearth (and tapped for gas option if desired), ceiling cornicing, two centre roses, picture rail, bespoke fitted alcove shelving and storage, double French doors to rear/side access, double glazed wooden sash windows.

**Open plan kitchen/breakfast/living room:** 9.00m x 6.62m

**Kitchen area:** extensive range of floor and eye level fitted units with granite worktop and upstand, double bowl Smeg stainless steel sink unit, Bosch dishwasher, Aga range, Bosch oven/gas hob and extractor hood, tiled floor.

**Breakfast/living/office area:** L- shaped room with timber flooring, shelving, extensive fitted storage, recessed lighting, gas stove, underfloor heating, double glazed timber half-door to side entrance, double glazed timber door to rear garden.

**Rear hallway:** 3.36m x 1.06m, tiled floor with utility/guest w.c./storage off.

**Guest cloakroom:** 1.22m x 0.79m, tiled floor, w.c., w.h.b.

**Utility room:** 1.66m x 0.66m, tiled floor, provision for washing machine and dryer, gas boiler.

**Understairs storage/cloakroom.**

### First Floor Return

**Landing:** with access to hotpress and bedroom/bathroom accommodation.

**Bedroom 3:** 4.02m x 2.28m, rear facing double room

**Bathroom:** 2.66m x 2.00m, w.c., w.h.b., fitted mirror with recessed lighting overhead, bath with shower attachment, tiled floor, part tiled walls, hotpress, small stained glass window and a wooden double glazed sash window.

### First Floor

**Landing:** large storage closet, access to bedroom and bathroom accommodation, stairs leading to attic room with adjoining shower room.

**Master bedroom:** 4.23m x 3.68m, large front facing double room, generous two door and three door built-in wardrobes, ceiling cornicing, picture rail, two reconditioned sash windows overlooking the front garden and dressed with plantation shutters.

**Bathroom:** 3.11m x 2.25m, large step-in shower enclosure tiled in stone, w.c., double w.h.b. and vanity unit with storage under, fitted mirror with recessed lighting overhead, tiled floor, recessed ceiling lighting, picture rail, reconditioned wooden sash window dressed with plantation shutters.

**Bedroom 2:** 4.24m x 3.47m, large rear facing double room, two door fitted wardrobes x 2, ceiling cornicing, picture rail, original cast iron fireplace with tiled inset and hearth, double glazed wooden sash window dressed with plantation shutters.

### Attic Floor Return

Flooded in natural light from velux window, stairs leading to large attic room and shower room, feature stained glass window.

**Attic room:** 4.30m x 4.15m, recessed lighting, velux window, eaves storage, fitted storage.

**Shower room:** 1.93m x 1.28m, large step-in fully tiled shower enclosure, tiled floor, w.c., w.h.b., recessed shelving, velux window.

### Gardens

Railed front garden, beautifully landscaped with box hedging and bay tree, laid in easily maintained gravel, granite paved path bordered in granite sets.

Gated side entrance.

Walled rear garden stretching to c. 70 foot in length, laid to lawn and well planted with mature trees and hedging, brick-built raised bedding, large paved patio area. Lovely private aspect overlooking Blackrock Lawn Bowling and Tennis club with feature granite wall. Timber garden shed.

**View By Appointment**

**Asking Price: €1,425,000**