



Aranmore

21 Avoca Avenue, Blackrock, Co. Dublin

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INTERNATIONAL REALTY

Aranmore, 21 Avoca Avenue, Blackrock, Co. Dublin

Features

- Magnificent two storey over garden level Victorian property extending to approximately 4,424 sq. ft (411 sq.ms)
- Wonderful gardens of approximately 0.4 acre providing immense privacy and wonderful space for relaxation and outdoor entertainment incorporating sheltered patio areas, a delightful water feature, beautiful timber gazebo and outdoor lighting ensuring that the garden becomes illuminated by night
- In excellent condition having undergone a comprehensive renovation and extension program in 2008 in to include rewiring, replumbing and re-rendering.
- Bespoke kitchen by Christoff Design with feature central island
- Sophisticated security alarm systems with security cameras
- Zoned gas fired central heating with underfloor heating to the kitchen breakfast room and bathrooms
- Recently upgraded boiler control via a mobile app
- Luxurious principal bedroom suite with walk in wardrobe and well-appointed ensuite
- A whole host of period features intact including original marble fireplaces, decorative cornices, centre roses, timber floorboards and shuttered sash windows
- Side extension with its own separate access ideal as a self-contained guest apartment or with commercial possibilities (subject to planning permission)
- Unrivalled location within a short stroll of Blackrock Village
- Excellent public transport links
- Close to many local parks and coastal walks
- Within easy reach of excellent schools and third level institutions including UCD Smurfit Business College campus directly across the road, UCD Belfield and a little further afield at Trinity College
- Fitted carpets, curtains, blinds, integrated kitchen appliances and light fittings (with the exception of the drawing room and the hallway) are included in the sale.



A rare opportunity for the discerning purchaser to acquire an exquisite, double fronted, two storey over garden level Victorian residence, located on one of South County Dublin's most sought after and prestigious roads - Avoca Avenue. This stunning property embodies timeless elegance combined with contemporary luxury, offering a lifestyle of unparalleled comfort and sophistication the like of which rarely grace the market. Boasting a most impressive façade, Aranmore exudes kerb appeal, being well set back, behind mature ever green hedging set into a beautiful granite boundary wall, amidst its manicured gardens of approximately 0.4 of an acre providing complete privacy and an incredible outdoor space given its highly central location. Step inside and you will be greeted by an atmosphere of refined beauty and impeccable craftsmanship with an abundance of period features intact combined with every modern-day convenience having undergone a comprehensive extension and renovation programme in 2008.

The beautifully proportioned and gracious accommodation extends to approximately 4,424 sq. ft (411 sq.ms) offering ample living, entertaining and relaxation space for any growing family. The light infused accommodation provides the perfect mix of formal, informal and bedroom space. It is approached by a flight of granite steps leading to a magnificent sheltered and columned portico front porch which leads through to a welcoming entrance hallway with two gracious reception rooms on either side with splendid original chimney pieces and shuttered sliding sash windows overlooking the grounds, a most impressive formal dining room with direct access to the rear garden and a large kitchen breakfast room again overlooking the lush and private rear gardens. From here there is access through to a very large extension which has its own separate entrance and currently comprises of a gym/office and a large utility room and a lovely living room. This area is ideal for use as a separate self-contained guest apartment, accommodation for staff or commercial uses subject to planning permission. The property boasts five large double bedrooms including a sumptuous principal bedroom suite with large walk-in wardrobe and ensuite. In addition, there is a cosy family room at garden level. There are two further full bathrooms along with a guest w.c. Outside, the meticulously landscaped grounds offer a private oasis for outdoor living. There is excellent off street car parking for numerous cars to the front set behind electric security gates and a delightful granite walled garden with extensive use of box hedging and raised granite beds. To the rear the lush garden is mainly laid out in lawn bordered by an abundance of fine mature, shrubs, trees and specimen plants. There are delightful, sheltered patio areas ideal for al fresco dining.

Aranmore's location is second to none being situated on Avoca Avenue, a highly regarded location for families due to the wealth of amenities, natural beauty and excellent schools on it's doorstep. Aranmore is within a very short stroll of the seafront and Blackrock village with its array of restaurants, boutique style shops, cafés and bars. Both Monkstown and Booterstown villages are

also available within close proximity. The property is extremely well catered for in terms of public transport with the Dart available at Blackrock and many bus routes available on both the Rock Road and on the N11. The selection of esteemed educational establishments within the vicinity is unparalleled being situated close to Willow Park, Blackrock College, St. Andrew's, Booterstown National School, Carysfort National School, Muckross Park, St. Teresians, Dominican College Sion Hill and Colaiste Eoin and Iosagain to name but a few. UCD Smurfit Business Campus is literally across the road, and UCD Belfield and Trinity College are also easily accessible.





Accommodation

Entrance Hall: 2.0m x 6.2m (6'7" x 20'4") With magnificent cornice work, high ceilings and pitch pine floor

Drawing Room: 5.22m x 4.58m (17'2" x 15') Beautiful dual aspect room with two windows overlooking the front and side gardens, magnificent cornice work, centre rose, shuttered sliding sash windows, built in cabinetry, wonderful original period fireplace with marble surround with raised slate hearth and tiled inset, television point

Living Room: 5.26m x 4.6m (17'3" x 15'1") With shuttered sliding sash window overlooking the front, picture rail, magnificent cornice work, beautiful centre rose, wonderful original marble fireplace with marble surround, tiled hearth and ornate tiled and cast iron inset

Guest W.C: 1.19m x 2.7m (3'11" x 8'10") With tiled floor, backlit reset alcove, Laufen sanitary wear to incorporate w.c, wall mounted whb, ceiling coving and recessed down lighting

Formal Dining Room: 4.5m x 5.5m (14'9" x 18'1") With ceiling coving, picture rail, beautiful fireplace with marble surround, raised marble hearth, door to rear garden, wide plank oak flooring, working shutters, French doors through to

Kitchen Breakfast Room: 8.33m x 4.0m (27'4" x 13'1") With wide plank oak flooring, magnificent Christoff solid oak bespoke kitchen with feature centre island, marble work surfaces, built in window seat with storage underneath, glazed display units, large larder press, undermounted one and half bowl Franke stainless steel sink unit, de Dietrich five ring induction hob, integrated dishwasher, Neff electric double oven and de Dietrich microwave oven. The breakfast room has three Velux roof lights, French doors out to patio, LED lighting and television point

Inner Hallway: 1.9m x 2.0m (6'3" x 6'7") With it's own private front entrance, digital alarm panel, doors to fuse board and heating controls

Music Room / Living Room: 3.18m x 5.1m (10'5" x 16'9") With French doors out to patio area, wide plank oak flooring, recessed down lighting leading through to

Utility Room / Back Kitchen: 2.0m x 5.1m (6'7" x 16'9") With tiled floor, plumbed for washing machine and dryer, excellent range of cupboards, work surfaces, stainless steel sink unit, window to front, space for wine fridge or fridge/freezer and through to

Gym: 3.5m 5.8m (11'6" 19') With recessed down lighting, French doors to patio area and window overlooking garden

Block Built Garage: 2.75m x 5.44m (9' x 17'10") Housing the Viessmann boiler, water cylinder and heating controls

Garden Level

Hallway: 4.4m x 2.0m (14'5" x 6'7")

Family Room: 4.9m x 4.2m (16'1" x 13'9") With sliding sash window with working shutters overlooking front, recessed down lighting, gas stove with feature brick surround

Bedroom 5: 5.0m x 4.4m (16'5" x 14'5") Dual aspect room with sliding sash window and working shutters overlooking the front, window to side with working shutters and recessed down lighting

Shower Room: With fully tiled walk in Grohe shower, w.c, Duravit vanity whb, heated towel rail, two windows to the side, wall mounted mirror with light over and double doors to understairs storage

Principal Bedroom Suite: 7.7m x 5.5m (25'3" x 18'1") (to incorporate ensuite and dressing room) With high ceilings, picture rails, beautiful ceiling rose, fireplace with carved timber surround, raised slate hearth and cast-iron inset, shuttered sliding sash window overlooking the rear garden and luxuriously appointed ensuite

Ensuite Bathroom: With large double walk Grohe shower, tiled floor, heated towel rail, w.c, oversized vanity whb with cupboards underneath, wall mounted mirror with recessed down lighting, heated towel rail, oversized Duravit bath, window overlooking rear leading through to

Walk in Wardrobe/Dressing Room: Very well fitted with a good range of shelves and hanging space, recessed down lighting and window to the front

Gallery Landing: 4.3m x 3.5m (14'1" x 11'6") With vaulted high ceilings, dado rail, centre rose, shuttered sliding sash window to the rear

Bedroom 2: 4.63m x 4.65m (15'2" x 15'3") With high ceilings, ceiling coving, picture rail, shuttered sliding sash overlooking the front and centre rose

Family Bathroom: Beautiful bright bathroom with fully tiled step in shower with telephone shower attachment and monsoon style head, recessed down lighting, hatch to attic, fully tiled floors, part tiled walls, large sliding window to the front, arched window the side, oversized vanity whb with wall mounted mirror, recessed down lighting and storage underneath and heated towel rail

Bedroom 3: 4.6m x 4.48m (15'1" x 14'8") With shuttered sliding sash window and working overlooking the front, vaulted high ceilings, ceiling coving and centre rose

Bedroom 4: 5.18m x 4.1m (17' x 13'5") Currently used as an office with vaulted high ceiling, ceiling coving, picture rail, beautiful centre rose, shuttered sliding sash window, beautiful fireplace with timber surround, slate hearth and slate inset, original pitch pine floors, good range of built in shelves and radiator cover

Walk in Closet: 2.9m x 1.2m (9'6" x 3'11") With hatch to attic, fuse board, window to side and good range of built in shelving

BER Information

BER: Exempt

Eircode

A94 R5W6





FLOOR PLANS Not to scale - for identification purpose only.

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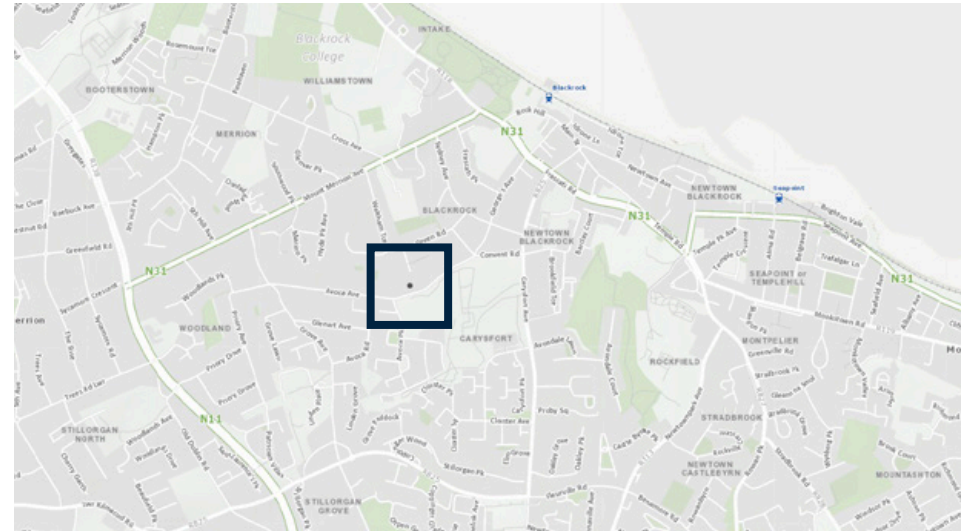
First Floor



Lower Ground Floor



First Floor



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