

For Sale

Asking Price: €1,575,000

Sherry
FitzGerald



El Jadida, Stillorgan Park, Blackrock,
Co. Dublin, A94 HT97

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BER B3





Porch Glass porch extending out from the house with hall door, glass panels, tiled flooring.

Hallway Large bright hallway with wood flooring, ceiling coving, recessed lighting, wall panelling.

Living Room Exceptionally large living room with two double sized windows overlooking the private front garden. Double glass doors lead to the side garden terrace, wood flooring, ceiling coving, feature fireplace with wooden mantle, brick inset and built in electric fire.

Study/Playroom Spacious study with large window overlooking front garden, wood flooring and ceiling coving.

Dining Room Large open plan dining room with wood flooring, ceiling coving and panelled walls. Double glass doors leading out to the south facing patio area in the back garden.

Guest WC Fully tiled, wash hand basin with storage. Privacy window for light and ventilation.

Kitchen Large open plan modern kitchen with window stretching the width of the kitchen overlooking the south facing back garden. Large built in kitchen island with granite work top and built in storage. Floor and wall hung kitchen units with integrated double Neff oven and Miele hob with 6 combination gas and induction rings. Large freestanding American style fridge and freezer. Recess lighting, tiled flooring.

Sun room Off the kitchen opening into the large sun room. Modern extension added in 2001 with feature curved glass panelled floor to ceiling window looking out to the south facing sun filled garden. Double glass doors opening out onto the side southwest facing terrace also linking to the living room.

Utility Room A spacious utility room with built in storage and space for washing machine and separate dryer. Skylight and window providing plenty of light and ventilation.

Bedroom 1 Large double bedroom with ample built in wardrobes,

laminate wood flooring, two large windows looking to the private front garden. Vanity area with large table and storage.

En Suite Large bathroom with modern fittings, tiled wall and flooring.

Feature built in bath, large walk in shower with multiple jets and waterfall shower head. Recessed lighting. Heated towel rail.

Bedroom 2 Double bedroom with wood flooring, large window overlooking front garden.

Bedroom 3 Double bedroom, built in wardrobes, laminate wood flooring, window to side.

Bedroom 4 Double bedroom, laminate wood flooring, built-in wardrobes, window.

Bedroom 5 Spacious double bedroom with built in wardrobes, carpet flooring, window.

Bathroom Spacious family bathroom with built in bath, separate walk in shower, tiled walls. Window for light and ventilation.

SPECIAL FEATURES

- Detached, five double bedroom family home.
- Walk in condition.
- B3 energy rated.
- South facing garden.
- Close to Blackrock and Stillorgan Villages.
- Short walk to N11 bus links to the city, UCD and St Vincents hospital.
- Large double garage to the side.
- Private off street parking.
- Quiet cul de sac location.
- Solar panels installed.

DESCRIPTION

This impressive five-bedroom detached residence presents a rare opportunity to acquire a truly walk-in condition, B3 energy rated, family home in a prime and highly sought-after location. Nestled in a quiet cul de sac, the house offers generous, light-filled accommodation designed to suit modern family living.

At the heart of the home is a superb open-plan kitchen that flows seamlessly into the dining area and sunroom, creating a wonderful sense of space and connection. Large windows and glazed doors flood these rooms with natural light and provide an effortless transition to the South facing garden and sunny terrace, making it an ideal setting for everyday living and entertaining alike. A spacious living room also opens onto the terrace, offering a warm and inviting space to relax. A separate study provides the perfect solution for home working or indeed a playroom perfect for a young family.

Upstairs, five well-proportioned double bedrooms offer excellent flexibility for growing families, guests, or additional work-from-home space, all complemented by a generous family bathroom and en suite in the main bedroom. There is a spacious attic with pull down stairs for additional storage.

Viewing is highly recommended.

GARDEN

Externally, the property continues to impress with a private, south-facing rear garden that enjoys all-day sunshine. A covered outdoor entertaining area benefitting from Westerly sun ideal for family BBQs and al fresco dining. To the front, a large private driveway provides ample off-street parking and leads to a double garage, ensuring both convenience and security.

BER

BER B3, BER No. 108721127

Energy Performance Indicator: 139.43 kWh/m²/yr



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.

SF72421_17498