



RATHLEANE

38 Avoca Avenue, Blackrock, Co. Dublin A94 DW72



THE PROPERTY

Colliers International are delighted to bring Rathleane, 38 Avoca Avenue, a stylish five bedroom semi-detached home which provides approximately 237 sq.m (2,558 sq.ft) of wonderful elegant accommodation laid out over three levels and located in a peaceful cul-de-sac to the market. Built in 1994 by Castlethorn, this development has always had a well-deserved reputation for high quality and workmanship.

Ideally situated on a prime position overlooking Blackrock's Premier address of Avoca Avenue, and boasting a stunning south facing rear garden with immense privacy. In turnkey condition throughout, this property is sure to appeal to a wide audience – early viewing is advised!

ACCOMMODATION

Upon entering no.38 you are greeted by a bright and airy hallway with guest WC. Continuing through, there is an exceptionally bright and well-proportioned formal living room to the front with feature fire place and interconnecting doors leading to an impressive open plan family/ dining room with views over the rear garden. Open plan to; a fully fitted Newcastle designed kitchen/ breakfast room with Stanley range stove, this space boasts light throughout and is the perfect area for entertaining. There is a patio door leading to a 'Juliet style' balcony with a spiral stair to the exclusive south facing rear garden.

The upper level comprises of landing with shelved hot press and attic access, three double bedrooms, the main bedroom spanning the full width of the property with fitted wardrobes and en-suite. The other two double bedrooms have Robeplan wardrobes installed. Completing this level accommodation is an impressive newly fitted family shower room.

The lower ground floor level comprises of two double bedrooms, one with an en-suite bathroom. Guest WC and an impressive second living room with bi folding doors lead to gardens and private patio. This level is completed with a garage room currently used as a utility room with double door to the front with extensive storage. Surround sound is installed at the ground and first floor level areas.



GARDENS

The front garden is bounded by ornate wrought iron railing over granite plinth and decorative box hedging. The garden is mature and planted to provide colour all year round. There are elegant granite steps with black railings which lead to the main entrance hall door, There is also a side entrance door at garden level.

There is a side gate leading to the impressive and private south facing rear garden. This space is laid in lawn with raised flower beds and mature planting. There is a private sandstone patio with some mature specimen trees and feature awning. There is a spiral stair case which connects the garden to the upper levels. The rear garden is a complete sun trap and is a perfect Oasis for enjoying the summer sunshine.

LOCATION

The location is second to none, Avoca Avenue is one of Blackrock's premier residential roads. Enjoying the conveniences of being within walking distance of Blackrock Village and the myriad of amenities on offer, these include the Blackrock & Frascati Shopping Centres, Carysfort Park and grounds with playing areas, the DART station gourmet eateries and specialised shops, all of which Blackrock is renowned for.

Also nearby are an excellent selection of primary and secondary schools, these include Blackrock College, St. Andrew's College, Carysfort National School, Mount Anville and Sion Hill. The QBC is also close at hand, making the commute to the city centre an easy one. The Dart station is a mere 12-minute walk away.





FEATURES AND SERVICES

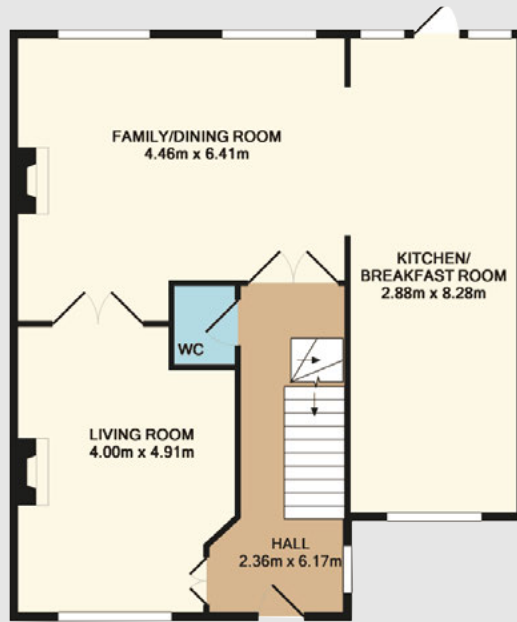
- Beautifully presented five bedroom semi-detached family home
- Three reception rooms
- Garage
- High spec fixtures and fitting throughout
- Off-street parking
- Tranquil cul-de-sac
- Envious location
- Private south facing rear garden
- Short walk to Blackrock Village
- Viessman Boiler
- Double glazed
- Wired for alarm
- Multiple TV and Phone points
- Surround Sound on two levels



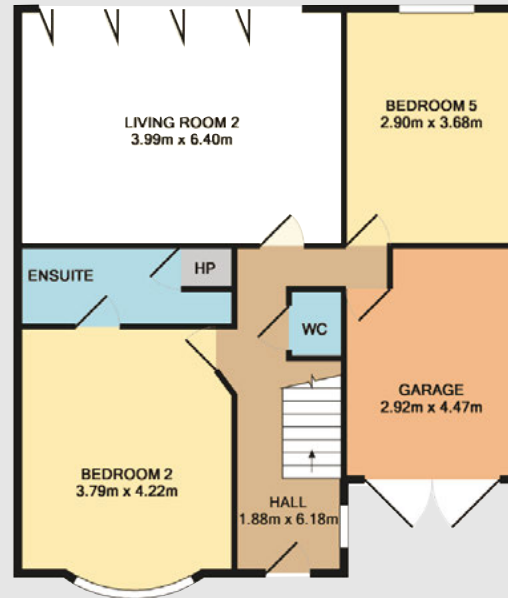




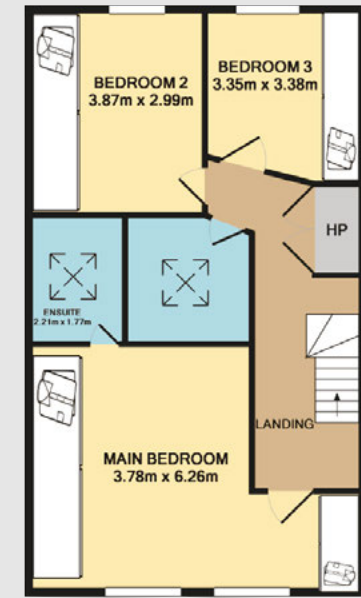
FLOOR PLANS



1ST FLOOR



GROUND FLOOR



2ND FLOOR

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VIEWING

Strictly by appointment



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