

NEGOTIATOR

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For Sale

Asking Price: €1,250,000

Sherry
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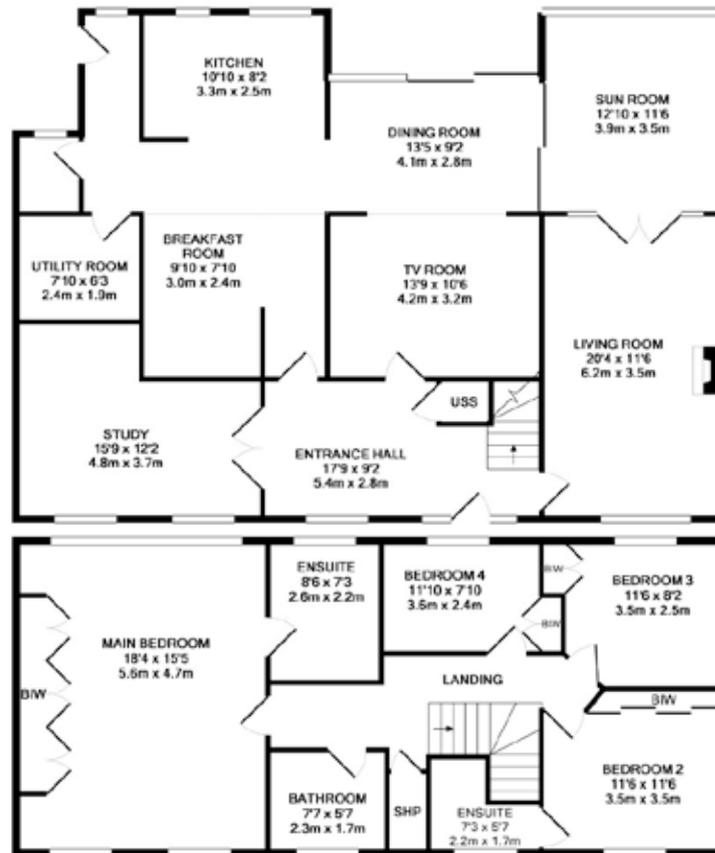


Woodlawn, Carysfort Downs,
Blackrock, Co Dublin

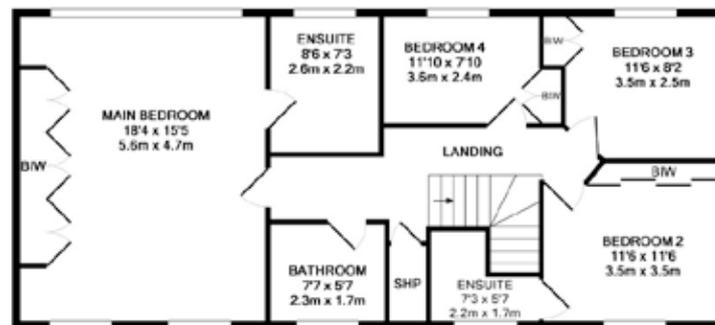
BER C3

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Layout of
Ground Floor



Layout of
First Floor



Sherry FitzGerald is proud to welcome to the market Woodlawn, Carysfort Downs, Blackrock, a truly superb four bedroom detached residence situated in this exclusive cul-de-sac development. The property was built by Charles Church in a unique Elizabethan style in the early 1980's and was tastefully extended by the current owners in 2001. The contemporary extension merges nicely with the original design adding wonderful light and space to enhance the property. The accommodation is of generous proportions and is presented in very good decorative order throughout.

The property is accessed through a bright and spacious entrance hall which has under stairs storage. To the right of the entrance hall there is a living room with an attractive marble fireplace. A feature of Woodlawn is the large open plan kitchen/dining/living/sunroom area which is flooded with natural light due to a south west aspect to the rear. This is the perfect layout for modern day living as it opens out onto the rear garden introducing a seamless indoor/outdoor experience to daily life. Off the kitchen area there is a utility room and a guest w.c. A spacious study completes the ground floor accommodation.

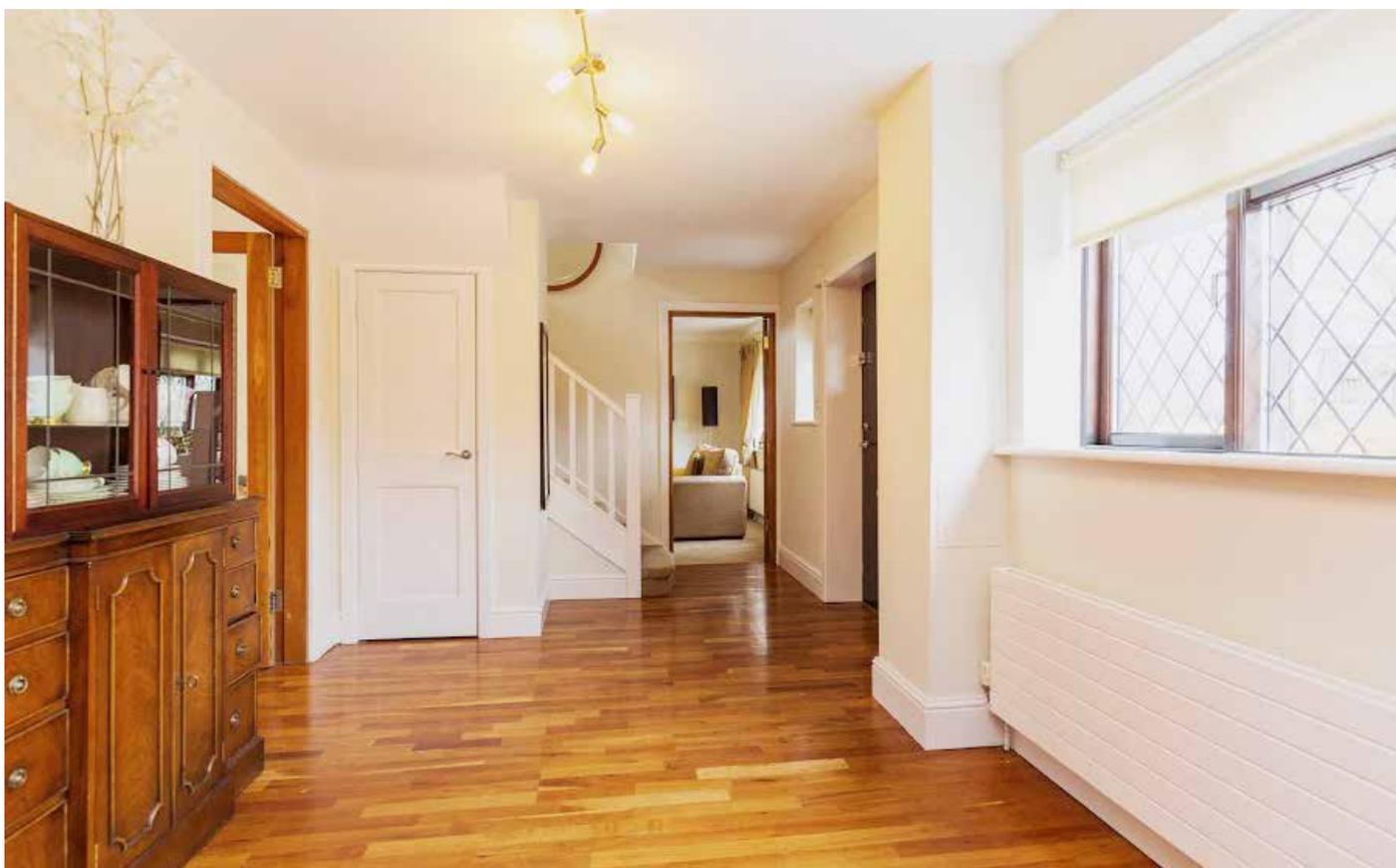
On the first floor the large master bedroom with its high vaulted ceiling and dormer style windows is a bright and relaxing space. There is a second double bedroom. Both master and second double have en-suite facilities. There are two other single bedrooms and a family bathroom.

This very fine residence is one of the few houses in Carysfort Downs to have fully secure and private grounds afforded by high hedging and electric gates. The rear walled garden enjoys a sunny south westerly aspect and is very private. It is a mature space, set with a blend of lawn, border flower beds and an attractive decked area - perfect for dining 'al fresco'.

Carysfort Downs location needs very little introduction being within walking distance of Blackrock and Stillorgan villages with many amenities and facilities including boutiques, restaurants, coffee shops and three shopping centres. There are excellent transport links available with the N11, QBC and Rock Road offering great access to Dublin city centre and beyond. LUAS and DART services are within walking distance. Many of Dublin's premier schools are close at hand including Carysfort National School, Willow Park, Blackrock College, St Andrew's, Loreto Foxrock and Mount Anville as is the Smurfit Business School and UCD.

SPECIAL FEATURES

- Elizabethan style four bedroom home
- South west facing private rear garden
- Integrated multi room music system throughout house and garden
- Bright and spacious open plan living accommodation
- Double glazing
- Semi solid Cherrywood flooring
- Electric gates
- Cobbled driveway
- Close to every conceivable amenity
- Well regarded schools nearby
- Walking distance to Stillorgan and Blackrock
- Highly desirable residential location



ACCOMMODATION

Floor Area 225 sq mtrs approx. (2422 sq ft) approx.

Entrance Hall: Bright hall with semi solid Cherrywood floor and under stairs storage.

Kitchen: With tiled floor, Velux window, recessed lighting, Cherrywood fitted kitchen with ample fitted base and wall level units, tiled splash back, breakfast bar, intercom unit, integrated electric double oven, integrated gas hob, extractor fan, provision for dishwasher and double sink.

Breakfast Room: With semi solid Cherrywood floor and recessed lighting.

Dining Room: With Velux windows, semi solid Cherrywood floor with direct access to the rear garden.

Utility Room: With tiled floor, fitted base and wall units and provision for American fridge/freezer.

Living Room: With ceiling coving, recessed lighting, open fireplace with antique French marble surround, TV point.

TV Room: With ceiling coving, recessed lighting, semi solid Cherrywood floor and TV point and integrated home cinema speaker system.

Study: Spacious room with extensive built in shelving.

Sunroom: With Velux window, semi solid Cherrywood floor and recessed lighting.

W.C: With tiled floor, wash hand basin with tiled splash back and w.c.

Landing: With shelved hot press and attic hatch.

Main Bedroom: Spacious double bedroom with feature vaulted ceilings and shoulder level window to maximize light while also retaining privacy, built in wardrobes.

En-Suite: With recessed lighting, tiled walls, tiled floor, corner shower enclosure with power shower, heated towel rail, wall mounted mirror, wash hand basin with storage and w.c.

Bedroom 2: Good size double bedroom with built in wardrobes.

En-Suite: With tiled floor, tiled walls, shower enclosure with electric shower, wall mounted mirror, wash hand basin with storage and w.c.

Bedroom 3: Single bedroom with built in storage.

Bedroom 4: Single bedroom with wood floor and built in wardrobe.

Bathroom: With recessed lighting, tiled floor, tiled walls, Jacuzzi bath with overhead shower, wall mounted mirror, wash hand basin with storage and w.c.

GARDEN

Set behind electric gates the property has ample off street parking with an attractive cobbled driveway. The rear garden has a sunny south west facing aspect and is a mature space laid in lawn with a lovely decked area and low maintenance gravel flowerbeds.

SERVICES

- GFCH
- TV and Phone points

BER

BER C3,

BER No. 108455106

Energy Performance Indicator: 220.36 kWh/m²/yr.

