

# Hamptons

INTERNATIONAL



**6 Cross Avenue, Blackrock, Co. Dublin, A94A2X4**

5  4  4 

GUIDE PRICE

**£1,210,000**

**(€1,395,000)**

## Property details



### Attributes

 **Garden**

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## Description

5 bedroom house for sale DNG presents 6 Cross Avenue, an instantly striking, elegant and most impressive, Georgian residence to the open market. No. 6 is ideally positioned on a most prestigious avenue in this hugely popular and sought-after coastal suburb. Boasting approximately 2,960 sqft, this property is currently split into four separate units and is laid out over four spacious levels but could be easily converted back to a fine family home with the design, proportions and features of a period residence. The accommodation offers a feeling of space and brightness throughout and briefly comprises of: a garden level two-bedroom unit with a storeroom, living room, kitchen/dining room and access to a sunny patio area. On the ground floor there is the main entrance hall with a one-bedroom unit with a shower room, the original stunning reception rooms currently being used as a living room and a kitchen/dining room with access to a balcony and a staircase leading to the rear garden. On the first floor there is a communal utility room as well as a one-bedroom unit with a living room, a kitchen/dining room and a bathroom. On the second floor there is a further one bedroom unit with a living room, a kitchen/dining room and a bathroom. Outside the property doesn't disappoint, there is a landscaped front garden mainly laid in paving with cast iron railings measuring approx. 8m x 7.1m. The rear garden is south facing and measures approx. 14m x 7.1m. It is mainly laid in paving with a large patio area, mature shrubbery, a block built shed and rear pedestrian access. No. 6 occupies a prime position and stands proudly on the Mount Merrion Avenue end of this most prestigious, leafy, residential road close to Blackrock village. Also, within striking distance are Booterstown, Monkstown and Mount Merrion with their vast array of specialist shops, delicatessens, eateries and coastal walks. The DART at both Booterstown & Blackrock are a mere stroll away as are many excellent bus routes including the QBC. A choice of South County Dublin's finest junior and senior schools is on your doorstep to include Blackrock College, Willow, Sion Hill and St. Andrews along with UCD and the Smurfit Business School. The immediate area is extremely well catered for in terms of every possible sought-after amenity.

**Garden Level Entrance Hall** With large storeroom  
**Bedroom 1** Single room with a sash window to the front.  
**Bedroom 2** Double room with a sash window to the front.  
**Living Room** With a feature gas fire, tv/phone points, double doors leading to the kitchen and a door leading to the sunny rear garden.  
**Kitchen/Dining Room** With tiled flooring, instigated oven/hobs, integrated sink with drainer, tiled back splash and a range of floor and wall units.  
**Bathroom A** bath with overhead shower, wash hand basin, w.c. and a window to the rear.  
**Ground Floor Entrance Hall** With ceiling coving, feature decorative arch and communal utility room plumbed for washer/dryer.  
**Living Room** With wooden flooring, sash window to the front with shutters, ceiling coving and ceiling rose, feature open fire and large double doors to the kitchen.  
**Kitchen/Dining Room** With wooden flooring, provision for oven/hob, plumbed for washer/dryer, ceiling coving/ceiling rose, door to inner hallway and double doors to the balcony with stairs to the garden.  
**Inner Hallway** With under stairs storage.  
**Shower Room** with wooden flooring, w.c. wash hand basin and shower.  
**Bedroom** Double room with wooden flooring, feature glass bricks and a window to the rear.  
**First Floor Bathroom** With partly tiled walls, a bath with overhead shower, w.c. wash hand basin and shelved hot-press.  
**Kitchen/Dining Room** With a range of floor and wall units, integrated oven/hobs, provision for fridge/freezer, a window to the rear, feature open fire and a door to the living room.  
**Living Room** With a feature fireplace, tv/phone points, a sash window to the front and a door to the bedroom.  
**Bedroom** Double room with built in wardrobes and a sash window to the front.  
**Second Floor Bedroom** Double room with a sash window to the front and built in wardrobes.  
**Bathroom** With w.c. wash hand basin, a bath with overhead electric shower and a window to the rear.  
**Living/Dining Room** With a feature gas fire, skylight, a sash window to the front and tv/phone points.  
**Kitchen/Breakfast Room** With a range of floor units, integrated oven/hobs, a window to the rear, tiled back splash and a sink with drainer.













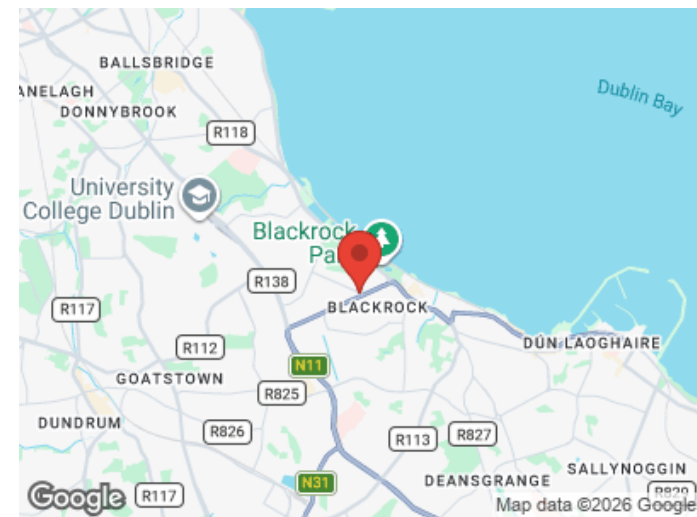
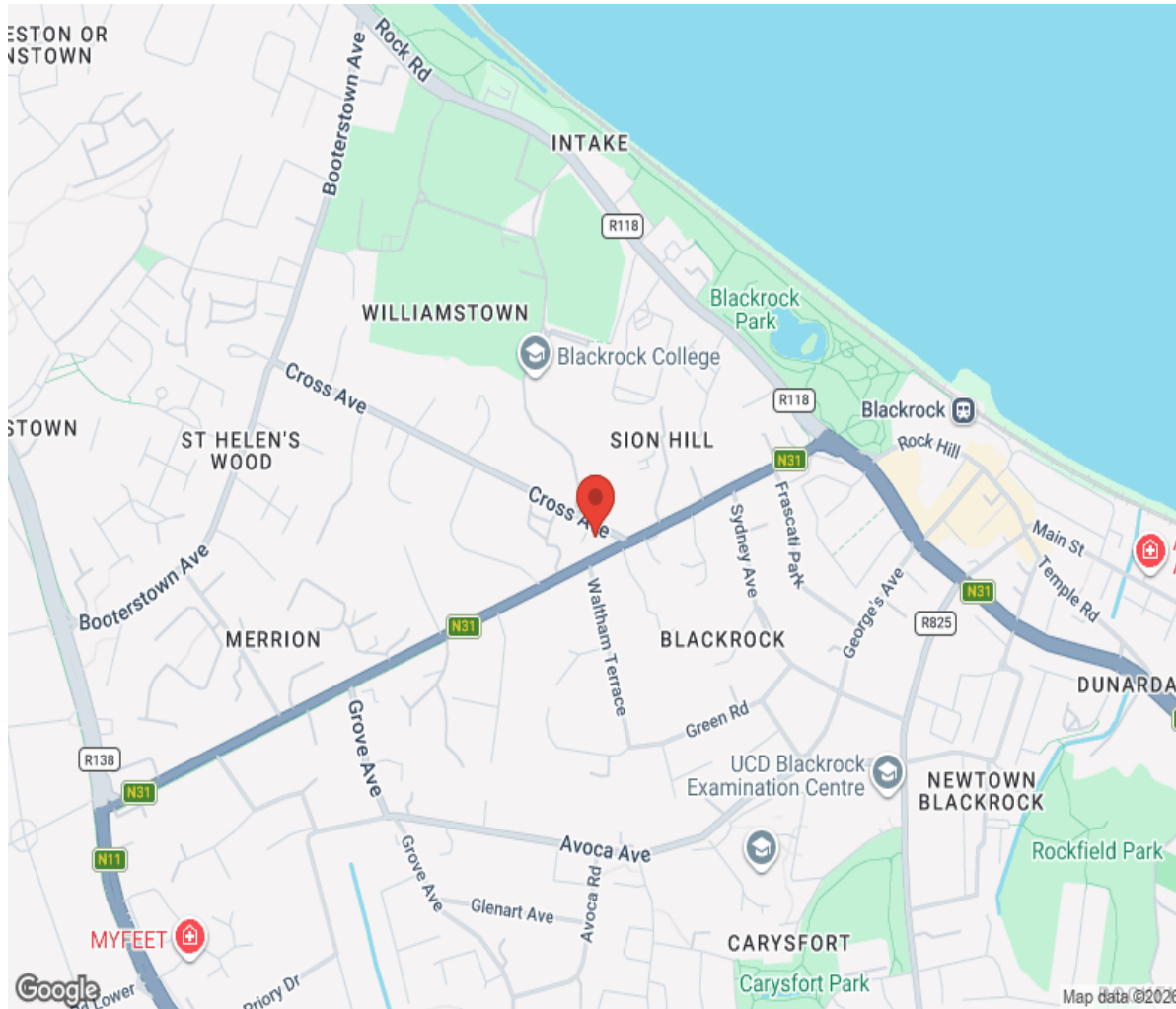




# Floor plan



# Location



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