

Hamptons

INTERNATIONAL



Eastbourne, Stillorgan Park, Blackrock, Co. Dublin, A94AH29

3  2  2 

GUIDE PRICE

£870,000

(€995,000)

Property details



Attributes




-  **Garage**
-  **Gym**
-  **Private parking**
-  **Garden**
-  **Refurbished**

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Description

3 bedroom house for sale Eastbourne is a truly charming detached bungalow superbly positioned on approximately 0.22 of an acre of beautiful grounds off Grove Avenue and Stillorgan Park in Blackrock. This wonderful three bedroom family home, tucked away in a small and quiet cul-de-sac, was originally constructed in 1940, later extended in the 1970s and comprehensively refurbished in the 2000's. The accommodation, which enjoys wonderful high ceilings throughout and creates an excellent sense of space, has been very well maintained by the current owner. The large entrance hallway leads to an impressive front-facing reception room, a dining room with French doors opening onto a raised deck and a spacious kitchen/breakfast room which flows through to a utility room. There are also three bedrooms, a bathroom and a storage room located off the hall. The generous principal bedroom benefits from an en-suite bathroom as well as a highly practical walk-in dressing room. In addition, the property features a spacious adjoining garage together with a rear extension comprising four separate rooms and a WC. This highly versatile space could be used for a variety of purposes, including a home office, studio, or additional living accommodation. The jewel in the crown of Eastbourne is undoubtedly the exceptional garden, which is beautifully planted with a range of mature shrubs and trees, alongside a generous lawn bordered by a striking old estate orchard wall. A large raised deck is ideal for summer dining and leads to an Arctic Spas hot tub, offering a peaceful spot from which to enjoy the surrounding garden. To the rear of the garden is a suntrap patio, as well as a chalet-style garden room, which again offers excellent versatility. The rear garden enjoys complete privacy and seclusion, providing an enchanting oasis of peace and tranquillity for any discerning purchaser. The front garden which is also extremely private benefits from two vehicle entrances and off-street parking for several cars. Properties in this location, set on gardens such as these, rarely come to the market. The area needs little introduction, with everything one could possibly want within walking distance, making it an ideal location for families. Nearby Stillorgan Village offers a wealth of shops, restaurants, entertainment venues, and a range of other amenities, while Blackrock and Monkstown villages are also close by. Many of Dublin's finest schools and colleges are nearby, including the new Nord Anglia International School in Leopardstown, Blackrock College, St. Andrew's, Sion Hill, Mount Anville, Coláiste Íosagáin & Coláiste Eoin, Loreto Foxrock, UCD, and the Smurfit Business School. There are many local parks within the vicinity including Blackrock Park, Deer Park, Carysfort Park as well as pleasant walks along the coast. Public transport is extremely well catered for, with the Quality Bus Corridor within a minute's walk, as well as Blackrock DART station nearby. The M50 and LUAS are also only a short drive away, making the commute to the city centre all the easier.

Entrance Hall 9.42m x 2.28m Large entrance hall with high ceiling, original restored wood floor, partial tiling, recessed lighting, hot press and accommodation off. Living Room 6.46m x 4.96m Bright and spacious front facing reception room with ceiling coving, dado rail, feature fire place with wood burning stove inset, tongue and groove wooden floor and TV point. Dining Room 3.32m x 3.69m Attractive original restored wood floor, high ceiling, dado rail and French doors giving access to the rear garden. Kitchen/Breakfast Room 4.8m x 3.24m Large kitchen with ample floor and eye level storage, recessed lighting, two Velux windows, attractive tiled floor, tiled splash back, Range Master 110 cooker, Bosch dishwasher, stainless steel sink, Kenwood fridge freezer and utility off. The kitchen is accessed from the entrance hall as well as the dining room. Utility 2.05m x 1.51m Tiled floor, Thor washing machine, boiler press and door giving access to the rear garden. Bedroom 1 4.08m x 3.95m Spacious master bedroom with views over the impressive garden, en-suite and walk in wardrobe off. En- Suite Bathroom 2.33m x 1.88m Fully tiled with wc, whb and bath with shower above. Walk In Wardrobe 2.03m x 2.36m Large walk-in wardrobe with ample fitted storage and hanging space. Bedroom 2 3.38m x 3.08m Bright front facing double bedroom with attractive wooden floor, dado rail, high ceiling giving a wonderful sense of space, recessed lighting, built in storage. Mezzanine style area which was previously used as a "quirky second" bed. Bedroom 3 2.73m x 2.61m Front facing bedroom with built in wardrobes and vanity unit. Bathroom 2.07m x 2.57m Fully tiled bathroom with wc, whb, bath and a separate shower cubicle. Storage Room 1.27m x 1.16m Garage 5.06m x 5.49m Large garage accessed from the front driveway as well as the office space to the rear. Office 1 3.65m x 2.89m With wc and office two off. Office 2 3.29m x 2.86m With views over the garden and office 1 off. Annex 2.68m x 2.88m With access out to the courtyard and garage. Store 3.63m x 2.13m With office rooms off. WC 2.02m x 0.78m Tiled floor, wc and whb. Garden Chalet 3.72m x 3.72m Wonderful space which can be used for a variety of purposes such as a home gym, play room or home office.







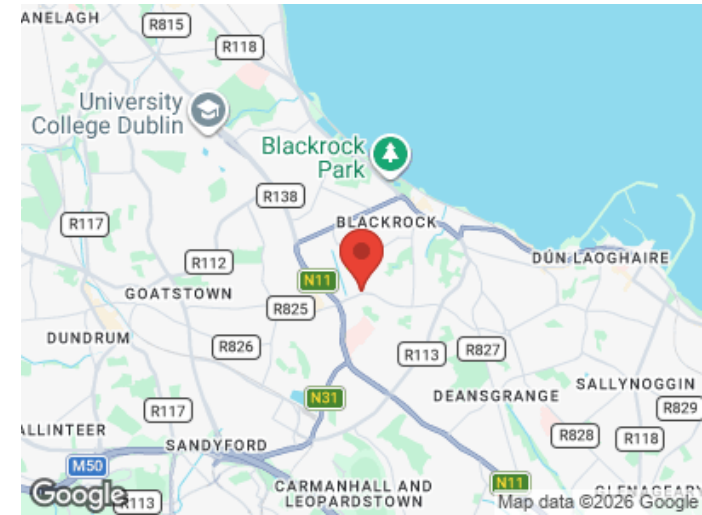








Location



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