

BER D1



5 Glenart Avenue
Blackrock, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



5 Glenart Avenue, Blackrock, Co. Dublin

Features

- Bright practical accommodation measures 247 sqm (2,659 sqft)
- Delightful south facing rear garden with side access
- Excellent public transport nearby to include the DART at Blackrock
- Ample off street parking to the front
- Magnificent ceiling coving and centre roses throughout
- Gas fired central heating
- Short walk to Blackrock village and the seafront
- Within easy reach of excellent schools and third level institutions including UCD Smurfit Business College
- Separate garden room offering great potential for a further office or home gym



Nestled on one of Blackrock's most desirable residential roads, 5 Glenart Avenue is a beautifully presented semi-detached period home that seamlessly combines timeless charm with contemporary comforts. This elegant property enjoys a peaceful setting while offering unbeatable convenience to all the amenities of Blackrock Village and the surrounding area.

Upon entry, one is immediately welcomed by a generous reception hall featuring high ceilings and ornate cornicing, creating an immediate sense of space and grandeur. To the front lies a gracious drawing room, complete with a striking bay window and feature fireplace, exuding period elegance and ideal for both sophisticated entertaining and relaxed family living. A second, equally impressive reception room with its own bay window and wood-burning stove adds warmth and versatility to the living space. The heart of the home lies in the well-appointed kitchen, which opens into a bright breakfast room that enjoys views of and access to the sun-drenched south-facing rear garden. A separate utility room and guest w.c. add further practicality to the ground floor layout. Upstairs, there are four generously sized bedrooms, including a very fine main bedroom with en suite bathroom. A home office provides the perfect space for remote working or study, while the large family bathroom is well appointed. Outside, the rear garden has been professionally landscaped to create a serene, private retreat. Bathed in all-day sunshine thanks to its south-facing aspect, it is rich with mature planting, manicured lawn, and thoughtfully designed patio areas. A timber garden room, fitted with double-glazed windows, offers additional flexibility—ideal for use as a gym, studio or second home office. A gated side entrance provides convenient access between the front and rear gardens.

The location is second to none, just a short stroll from Blackrock Village, home to an array of boutique shops, cafés, restaurants, and excellent transport links via the DART and QBC. A number of South County Dublin's top schools are within easy reach, as are recreational amenities including coastal walks, sports clubs, and UCD's Carysfort and Belfield campuses. 5 Glenart Avenue is a rare opportunity to acquire a distinguished period residence in one of Dublin's most prestigious and well-connected neighbourhoods.





Accommodation

Reception Hall 1.9m x 10m (6'3" x 32'10") with intricate cornice work, centre rose, understairs storage and door leading to

Drawing Room 5m x 4.8m (16'5" x 15'9") with bay window to front, attractive carved timber fireplace, slate surround, brass inset, slate hearth and centre rose

Family Room 5m x 4.95m (16'5" x 16'3") with ceiling cornice, centre rose, marble fireplace with reeded brass inset, slate surround, slate hearth, flush wood burning stove and bay window to the side

Inner Hall leading to further storage

Downstairs wc comprising pedestal wash hand basin, wc, tiled floor

Utility 5m x 2.7m (16'5" x 8'10") with excellent range of storage units, double drainer stainless steel sink unit, plumbed for washing machine and dryer, tiled floor, tiled splashback and door to rear garden

Kitchen 4.1m x 3.8m (13'5" x 12'6") fitted with a range of overhead press and drawer units, four ring ceramic induction hob and a gas hob to the side, extractor over, undercounter

stainless steel sink unit, double ovens together with integrated Neff microwave, very fine marble worktops, window to side, timber flooring and centre island with timber worktop

Breakfast room 4.2m x 3.4m (13'9" x 11'2") with ceiling coving, window to side, timber flooring and sliding patio doors leading to the south facing garden

Staircase to first floor return hot press with built in shelving

Bathroom 3m x 2.7m (9'10" x 8'10") with cabinet wash hand basin, wc, bath with shower over, tiled floor, part tiled walls and Velux roof light

Study 2.8m x 4.1m (9'2" x 13'5") with two Velux rooflights

Main Bedroom 3.8m x 7m (12'6" x 23') with picture windows overlooking garden, Velux rooflights, vaulted ceiling, recessed lighting and excellent range of built in fitted wardrobes

First floor

Bedroom 2 4.9m x 2.9m (16'1" x 9'6") with built in fitted wardrobes and window overlooking front

Bedroom 3 4m x 4.9m (13'1" x 16'1") with built in fitted wardrobes and window overlooking front

Ensuite with pedestal wash hand basin, wc, double shower, Velux rooflight, tiled floor and part tiled walls

Bedroom 4 3.6m x 5m (11'10" x 16'5") with cast iron fireplace, window to side and ceiling coving

To the rear 25m long (82' long) with wide gated side passage, attractive Indian sandstone patio with very fine feature granite walls, raised flowerbeds, steps leading to a mature garden with further patio area, lawn and benefits from all day south sunshine and stroage shed.

Garden Room 4m x 4m (13'1" x 13'1") with vaulted ceiling, two Velux rooflights, double glazed windows, ideal for a home office or gym.

BER Information

BER: D1. BER No: 118332998.

EPI: 234.3 kWh/m²/yr.

Eircode

A94K4A6





OFFICES

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820
E: blackrock@lisneysir.com

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

55 South Mall,
Cork, T12 RR44
T: 021 427 8500

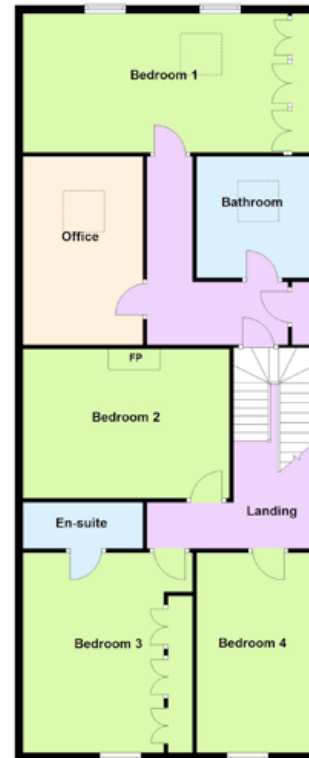


lisneysir.com

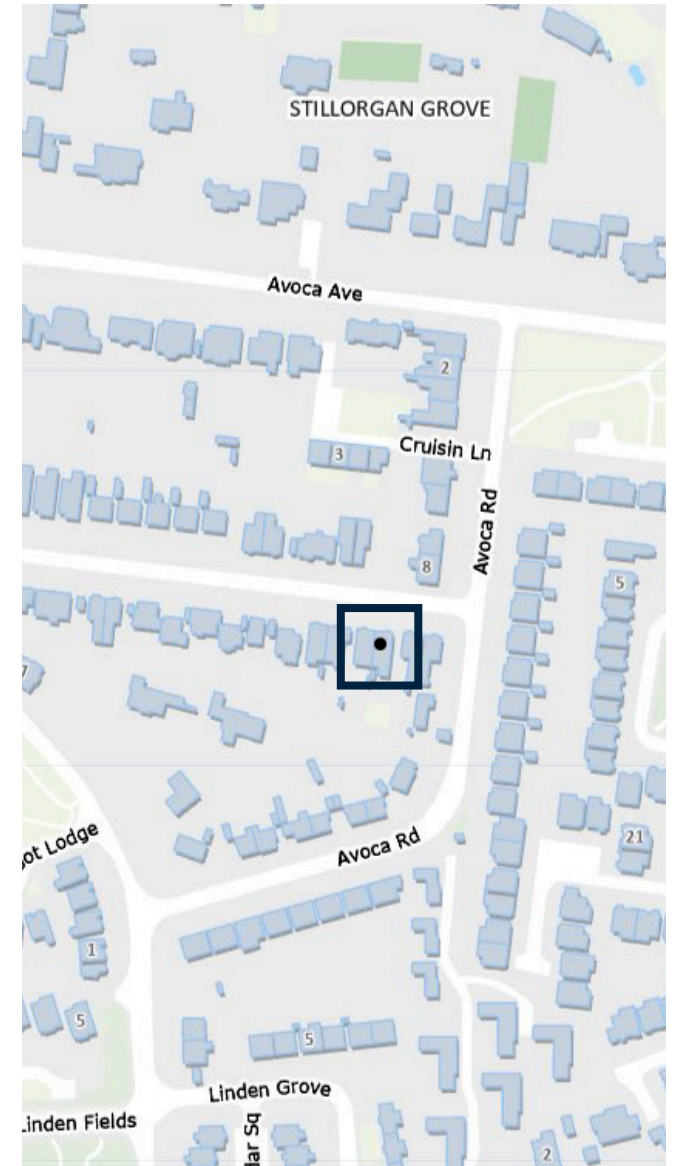
FLOOR PLANS Not to scale - for identification purpose only.



Ground Floor



First Floor



Copyright © Taitte Fiearman - Surveying
Licence No. CYAL50423359.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.





© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's
INTERNATIONAL REALTY