

BER C3



15 Greenville Road
Blackrock, Co. Dublin

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15 Greenville Road, Blackrock, Co. Dublin

Features

- Substantial detached family home in a quiet cul de sac
- Located in a highly sought after residential location close to Blackrock and Monkstown
- Close to excellent schools and amenities
- Gas fired central heating
- Generous accommodation extending to 254 sqm (2,734 sq.ft.)
- Delightful private and secluded rear garden
- Ample off street parking for numerous cars
- Great living accommodation and 5 generous bedrooms (2 en suite)

15 Greenville Road is a substantial detached family home situated in a peaceful cul-de-sac setting. This impressive property enjoys an enviable location, offering the perfect balance of tranquillity and convenience, with both Blackrock and Monkstown just a short stroll away.

Upon entering the home, you are greeted by a welcoming reception hall that sets the tone for the bright and spacious accommodation throughout. To the front of the house, a comfortable family room provides an ideal space for relaxation or entertainment. This leads seamlessly into a generous open-plan living and dining room, where large windows invite natural light to flood the space.

Further enhancing the ground floor is an additional sitting room, offering versatility for a variety of uses, whether as a playroom or home office. The heart of the home is undoubtedly the exceptional open-plan kitchen/breakfast room, a beautifully designed space featuring floor-to-ceiling windows that frame stunning views of the rear garden. This modern kitchen is well-appointed with high-quality fittings and ample storage, making it a functional yet stylish space for both everyday living and entertaining. Adjacent to the kitchen is a large utility room that provides practical storage and laundry facilities, while a convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to impress with five generously proportioned bedrooms. Two of these bedrooms benefit from en-suite bathrooms, offering additional privacy and comfort, while a spacious family bathroom serves the remaining rooms. Each bedroom is thoughtfully designed with ample storage, ensuring a comfortable and functional living environment for a growing family.

A key highlight of this home is its magnificent rear garden, a beautifully landscaped oasis featuring granite walls, a large patio area, and a well-maintained lawn. This outdoor space is perfect for al fresco dining, gardening enthusiasts, or simply enjoying the peaceful surroundings.

The location needs little introduction benefiting from the best of both worlds being situated in this highly sought after and mature cul-de-sac off Stradbroke road yet within walking distance of a vast array of amenities at nearby Blackrock and Monkstown villages to include a selection of some of south county Dublin's finest restaurants, cafés, boutique style shops and bars. The property is extremely well catered for in terms of public transport with many bus routes servicing the city centre available on Stradbroke road and the Dart station at Blackrock & Seapoint within walking distance. The property is situated close to excellent schools both primary & secondary including Holly Park, Guardian Angles, Carysfort National Schools, St Andrews, CBC Monkstown & Loreto College Foxrock to name but a few. Recreational amenities abound being situated within a pleasant stroll of the coast providing many peaceful walks and bathing facilities and close to the extensive marina facilities at Dun Laoghaire including the four yacht clubs. Monkstown tennis club is nearby as are many local GAA and soccer clubs.





Accommodation

Reception Hall: 2.1m x 5.85m (6'11" x 19'2") with tiled flooring, recessed lighting, understair storage, door leading to

Downstairs Wc: comprising cabinet whb and wc

Living Room: 3.4m x 5.3m (11'2" x 17'5") with bay window overlooking front, recessed tv, built-in storage, magnificent picture bay window overlooking front and folding doors leading to

Drawing Room: 5.7m x 4.8m (18'8" x 15'9") with attractive raised fireplace, rooflights and open arch leading to the

Dining Room: 5.7m x 3.5m (18'8" x 11'6") with sliding patio doors leading to the side, picture windows overlooking rear, timber flooring, centre coving, ceiling rose. Door leading to the

Kitchen: 6.4m x 6.1m (21' x 20') with range of press and drawer units with a large centre island with polished granite worktops, undercounter integrated stainless steel microwave, dual DeDietrich stainless steel ovens, Miele 5 ring gas hob with extractor over, Bonaff undercounter stainless sink unit, integrated dishwasher, floor to ceiling picture windows overlooking the rear garden, tiled floor, roof lights and door leading to the large

Utility Room: 4m x 2.4m (13'1" x 7'10") with a range of built in overhead press units, free standing fridge freezer, stainless steel sink unit, houses the gas fired boiler, plumbed for washing machine and dryer, tiled floor, tiled splashback. Door leading to

Living Room: 3m x 5.3m (9'10" x 17'5") to the front, with magnificent picture window, built in tv unit, recessed lighting, staircase leading to the first floor

Bedroom 1: 3.7m x 5.6m (12'2" x 18'4") with floor to ceiling built in mirrored sliding wardrobes, window to side, magnificent picture window overlooking front, door leading to

Ensuite Bathroom: comprising wall hung wc, whb, vanity unit,

large shower, tiled floor, tiled walls, built in shelving, heated towel rail

Bedroom 2: 2.55m x 4m (8'4" x 13'1") with picture window to side, with built in floor to ceiling mirrored sliding wardrobes

Bedroom 3: 7m x 3.4m (23' x 11'2") with large bay window overlooking the rear garden with floor to ceiling sliding mirrored wardrobes, door leading to very fine

Ensuite Bathroom: comprising cabinet whb, wc, large double shower, velux rooflight, heated towel rail

Bedroom 4: 2.1m x 4m (6'11" x 13'1") with window overlooking side and rear, with floor to ceiling built in sliding wardrobes

Bedroom 5: 4.8m x 3.1m (15'9" x 10'2") with picture window overlooking front, built in floor to ceiling built in mirrored sliding wardrobes

Family Bathroom: 2.3m x 3m (7'7" x 9'10") with cabinet whb, large double shower, wall hung wc, bath, built in mirrored medicine cabinet, heated towel rail, window to rear, crema marfil marble tiled walls and floor

Landing: access to attic built in shelving and storage

Garden: Magnificent private secluded garden with feature granite walls, large wrap around patio area, laid out in lawn, garden shed, gated side access and ample off-street parking to the front

BER Information

BER: C3.. BER No: 118306976.

EPI: 221.75 kWh/m²/yr.

Eircode

A94 K8F7





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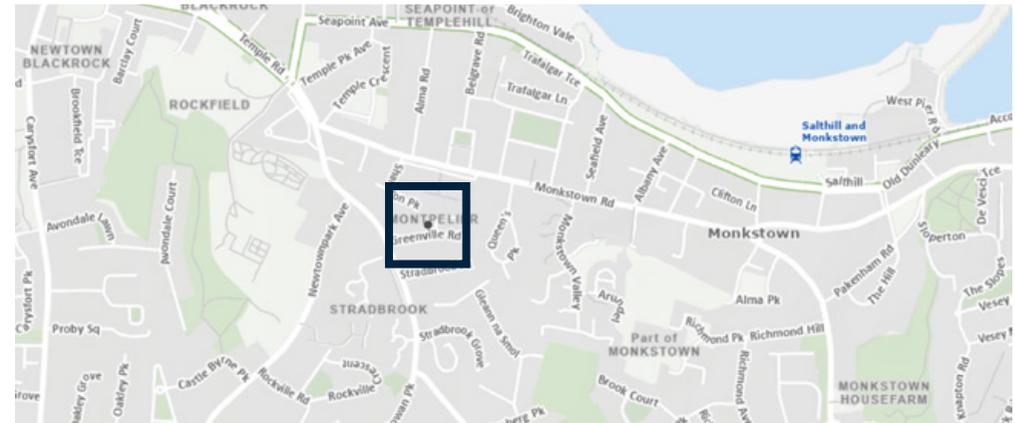
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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