



Cintra

19 Stillorgan Park Avenue, Blackrock

Lisney | Sotheby's  
INTERNATIONAL REALTY





## Cintra, 19 Stillorgan Park Avenue, Blackrock

### Features

- Outstanding detached family home extending to approximately 212 sqm (2,282 sqft)
- Terrific private and secluded West facing rear garden
- Superb open plan kitchen living dining room overlooking the rear garden
- Gas fired central heating
- Double glazed windows throughout
- Digital Security Alarm
- Within walking distance of the QBC Close to the M50, N11 and situated close to some of South County Dublin's most highly sought after schools
- Excellent off street car parking for numerous cars to the front
- Fitted carpets and blinds, kitchen and utility appliances included in the sale

Welcome to Cintra - a beautiful most impressive and extremely well cared for detached family home superbly located on the ever-popular Stillorgan Park Avenue, a quiet and leafy cul-de-sac, close to every conceivable amenity. This much-loved family home is set well back from the road and enjoys excellent gardens to the front and to the rear.

The property is approached by generous off street car parking, a meticulously well-maintained lawn, framed by mature hedging and planting, leading to a striking sandstone patio and welcoming front door. Upon entering you are greeted by a bright reception hall with rich timber flooring and ceiling coving setting the tone for the rest of the home. The ground floor features a spacious living and dining room, filled with natural light from a picture window overlooking the rear garden, alongside a cosy living room with a marble fireplace. Double doors connect to a sun-drenched dining room, complete with parquet flooring and sliding doors to the garden, creating a seamless indoor-outdoor flow. The well-appointed kitchen, with premium marble worktops, integrated appliances, and ample storage, opens to a spacious pantry and adjacent dining area with double doors to the garden. A practical utility room, complete with access to the boiler room and additional storage, adds to the home's functionality. The ground floor also includes a separate bedroom suite with a bright dressing room and a generous bedroom with garden views, complemented by a nearby shower room. Upstairs there is a principal bedroom suite with en suite bathroom and additional bedrooms that are generously sized and well-appointed, each benefiting from built-in storage and large windows. The truly remarkable rear garden offers a private sanctuary, featuring a magnificent Indian sandstone patio, mature planting, and a water feature – a perfect setting for outdoor living and relaxation. This exceptional property seamlessly blends modern comfort with classic style, making it an ideal family home.

The location of this superb property would be difficult to surpass being situated on a quiet cul de sac yet close to every conceivable amenity. Stillorgan Village is very close at hand with its wide array of restaurants, bars, cafés, shops and selection of bus routes. Further amenities are available close by at Blackrock and Foxrock villages as well as local shops including Dunnes Stores, The Wishing Well and Volpe Nera at Newtownpark. Recreational amenities abound with pleasant coastal walks close by as well as excellent parkland facilities at Carysfort Park, Blackrock Park and Rockfield Park. There is an abundance of local sports clubs including; football, GAA and numerous tennis clubs close by. The property is also close to some of South County Dublin's most highly regarded schools including; Blackrock College, Willow Park, Sion Hill, St. Andrew's, Colaiste Eoin, Colaiste Iosagain, Loreto Foxrock, Carysfort NS, Guardian Angels NS and Holy Park Boys & Girls NS. UCD is also very accessible: the Belfield campus is not far, while the Smurfit Business Campus is just a stone's throw away on the far side of Carysfort Avenue. The property is extremely well catered for by public transport with the DART at Blackrock and a selection of bus routes available on the N11. The M50 is also close at hand opening up the national road network.











## Accommodation

**Entrance Hall** 2.11m x 4.45m (6'11" x 14'7") with attractive timber flooring, ceiling coving, alarm panel, double doors leading to

**Sitting Room** 3.4m x 4m (11'2" x 13'1") with picture window overlooking rear garden, ceiling coving

**Living Room** 3.7m x 5.5m (12'2" x 18'1") with window overlooking front, ceiling coving, attractive marble fireplace with reeded brass inset, slate hearth, open fire, double doors leading to

**Dining Room** 3.6m x 3.2m (11'10" x 10'6") with parquet flooring, ceiling coving, windows overlooking rear, sliding patio doors leading to the garden

**Guest WC** comprising cabinet wash hand basin, wc, tiled floor, window to rear

**Kitchen/Family Room** 3.3m x 6.2m (10'10" x 20'4") the living area has a tiled floor, picture window overlooking front, kitchen has a range of overhead press and drawer units, integrated dishwasher, bowl and a half stainless steel sink unit, ceramic induction hob with extractor over, stainless ovens, integrated stainless steel microwave, very fine marble worktops, ceiling coving, recessed lighting, open arch leading to

**Play Room** 2.4m x 4.7m (7'10" x 15'5") off the kitchen/living area, with brick fireplace, slate hearth, window overlooking front, exposed timber beams

**Breakfast Room** 3m x 4m (9'10" x 13'1") with tiled floor, atrium roof, double doors leading to the garden

**Pantry** 2.5m x 2.5m (8'2" x 8'2") which houses integrated fridge freezer, further excellent storage, open arch leading to

**Utility Room** 5m x 1.7m (16'5" x 5'7") with timber worktops, Belfast sink unit, plumbed for washing machine, Velux roof light, door leading to

**Boiler Room** with built in shelving, cabinetry, gas fired boiler

**Storage** with door out to front, accessed through the utility area

**Bedroom 5 Suite** 3.4m x 4.6m (11'2" x 15'1") with bay window overlooking garden, timber flooring



**Shower Room** with pedestal wash hand basin, wc, bidet, shower unit, tiled floor, part tiled walls, rooflight

**Dressing Room** 4.6m x 3.3m (15'1" x 10'10") with bay window overlooking the garden, floor to ceiling built in fitted wardrobes, double doors leading to

**First floor**

**Landing**

**Main Bedroom** 3.6m x 6.2m (11'10" x 20'4") with window overlooking front, excellent range of floor to ceiling built in fitted wardrobes with further shelving, door leading to

**En Suite Bathroom** 3.5m x 2.3m (11'6" x 7'7") with cabinet wash hand basin, wc, bidet, bath, separate shower unit, built in shelving, window overlooking rear, heated chrome towel rail, tiled floor, tiled walls

**Bedroom 2** 4m x 3.35m (13'1" x 11') with range of built in fitted wardrobes, desk unit, window to rear

**Bedroom 3** 3.3mx 1.9m (10'10"x 6'3") with window overlooking front

**Shower Room** with cabinet wash hand basin, corner shower, window to side, tiled floor, tiled walls, hot press with built in shelving

**WC** With w.c, whb

**Bedroom 4** 3.3m x 2.25m (10'10" x 7'5") with window overlooking rear

**Rear Garden** magnificent Indian sandstone patio with water feature, lawn area offering great privacy and seclusion with mature planting and trees

## BER Information

BER: C2. BER Number:102169042. EPI:198.55 kWh/m<sup>2</sup>/yr.

## Eircode

A94HF77







## 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

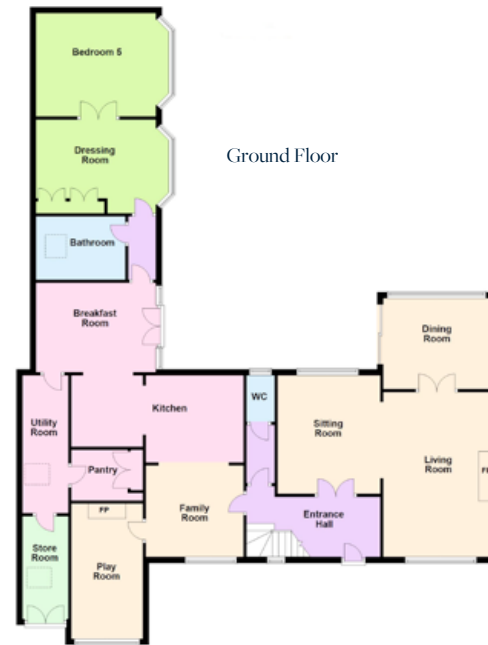
St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42  
T: 01 638 2700

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



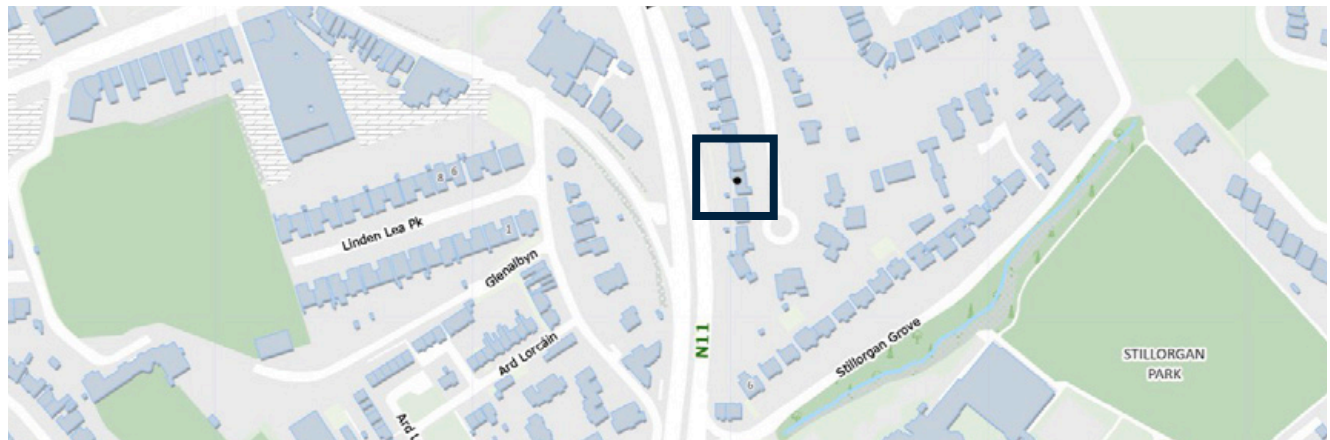
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.



Ground Floor

First Floor



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