



10 Proby Garden
Blackrock, Co. Dublin



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Features

- Superb potential to extend subject to planning permission
- Floor area 129 sq. m/1389 sq. ft
- Large rear garden
- Gas fired central heating
- Separate self-contained annex for rental income or incorporate back into the house
- Understairs storage
- Prime South Dublin location
- Short walk to DART, Blackrock and Carysfort Park
- Close to numerous primary and secondary schools
- Quiet cul de sac setting
- Close to Seapoint for sea swimming or paddleboarding
- Potential to qualify for Vacant Property Refurbishment Grant (September 2025)
- Potential to qualify for Energy Home Scheme (up to €26,750 for energy upgrade)

10 Proby Garden is a spacious and well-maintained residence offering flexible accommodation with excellent potential to further extend, subject to planning permission. Nestled in a mature and sought-after residential development, this property enjoys a peaceful setting with a cobble-lock driveway providing off-street parking for 2–3 cars, gated side access, a charming walled front garden with lawn, mature shrubs, and trees and a large rear garden.

On entering, you are welcomed into a bright hallway with access to a shower room. To the left, a generously proportioned living room features a beautiful timber-surround fireplace with open fire and glazed French doors leading into a well-appointed kitchen/dining room. The kitchen is fitted with a range of floor and eye-level units and opens out to the rear garden via sliding patio doors. A partition wall currently separates the kitchen from a versatile fourth bedroom/family room, but the original lintel remains in place, offering the option to reopen the space if desired. Upstairs, the accommodation includes three well-proportioned bedrooms. The principal bedroom to the front benefits from a large bay window and fitted wardrobes, while the second bedroom to the rear features an ensuite shower room. A third rear bedroom also includes built-in wardrobes. A family bathroom completes the first-floor layout, and there are two attic hatches offering further storage or conversion potential.

The rear garden is a standout feature—wide and private, it is laid out in Indian sandstone with a lovely patio area, raised beds, and a Barna shed. Gated side access leads to a self-contained annex, which includes a studio space with pull-down bed, a small kitchenette, shower room, and French doors to the front. This annex offers excellent flexibility for guests, home working, or rental potential.

The location would be difficult to better, situated within a short stroll of the bustling village of Blackrock with its host of cafes, restaurants, bars and boutique style shops. There are two shopping centres within Blackrock with an excellent array of shopping facilities. The property is situated close to numerous recreational amenities with easy access to three local parks, Blackrock Park, Carysfort Park and Rockfield Park. There are an abundance of sports and fitness clubs available within the immediate area including Green Road tennis club, Granada FC soccer club and an abundance of gyms and fitness centres. The home is ideally located near some of South County Dublin's most highly sought after schools including Blackrock College, Willow Park and Saint Andrews and the UCD Smurfit Business School is within a short stroll. The property benefits from excellent public transport links including the DART and multiple bus routes.

This fine home will appeal to a wide range of buyers including first-time purchasers, right sizers, or investors seeking a property with strong rental and future development potential.





Accommodation

Entrance Hall: 5.87m x 1.74m (19'3" x 5'9") with pine wooden flooring, window to the side, recessed lighting, ceiling coving, understairs storage door to

Understairs WC: comprising pedestal wash hand basin, wc, step in shower with Mira electric shower, centre ceiling light, extractor fan, tiled floor and part tiled wall.

Living Room: 5.87m x 3.46m (19'3" x 11'4") to the front, bright dual aspect, pine wooden floors, recessed lighting, ceiling coving, timber fireplace with decorative cast iron surround, open fire and stone hearth, glazed French doors leading t

Kitchen/Dining: 5.54m x 5.37m (18'2" x 17'7") with sliding doors to rear patio and garden, centre ceiling light, pine flooring, upper and lower timber cabinetry, open to kitchen with laminate flooring, window overlooking rear, built in shelving, stainless

steel sink, laminate work surfaces, gas hob, integrated Zanussi stainless steel oven, integrated fridge

Main Bathroom: 2.51m x 1.96m (8'3" x 6'5") comprising wc, bath with Triton shower over, fully tiled floors, part tiled walls, cabinet wash hand basin, mirror over, centre ceiling light, towel rail

Bedroom 1: 3.96m x 3.34m (13' x 10'11") with picture window overlooking front, built in fitted wardrobe, carpeted floor, ceiling coving

Bedroom 2: 3.10m x 2.60m (10'2" x 8'6") with window overlooking rear, centre ceiling light, carpet flooring

Hotpress: with shelving and immersion

Bedroom 3: 3.10m x 2.67m (10'2" x 8'9") with carpet flooring, window to rear, built in wardrobe and desk, centre ceiling light

Ensuite Bathroom: comprising wc, cabinet wash hand basin, mirror over, shelf, towel rail, fully tiled walls and floor, Velux roof light, step in shower, Shires shower unit

Landing: 3.11m x 3.59m (10'2" x 11'9") with window to the side, with two hatches to attic

Bedroom 4/Annex: 5.14m x 2.47m (16'10" x 8'1") with small kitchenette, boiler, small shower room, studio area with pull down bed, French doors to front

BER Information

BER: D1. BER No: 18285832.

EPI: 40.39 kWh/m²/yr.

Eircode

A94 W2W2





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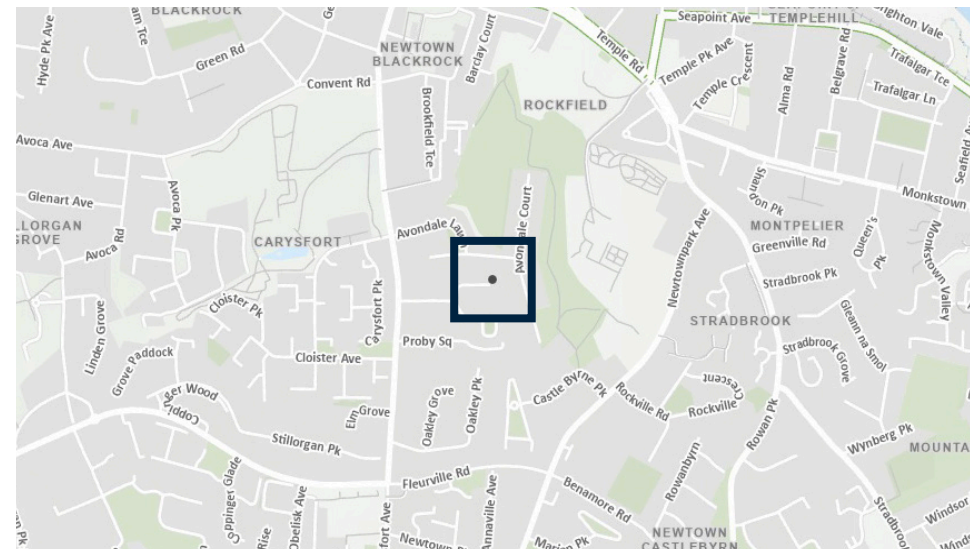
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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