

BER D2



Aurora

6 Stillorgan Park, Blackrock, Co. Dublin

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INTERNATIONAL REALTY



Aurora, 6 Stillorgan Park, Blackrock, Co. Dublin

Features

- Positioned on a quiet and exclusive cul de sac
- Exceptionally private and south facing rear garden measuring approximately 33 meters / 108 feet
- Beautifully maintained property extending to approximately 180 sqm / 1938 sqft
- Excellent potential to extend subject to planning permission
- Large, floored attic suitable for conversion subject to planning permission
- Recently refitted main bathroom
- Multiple outdoor seating areas for outdoor dining and entertaining
- Ample off streetcar parking
- Superb location close to schools, transport links and shops
- Gas fired central heating
- Digital alarm system
- Fitted carpets curtains and kitchen appliances included in the sale

A residence of rare charm with gardens of singular distinction.

Aurora is a residence that immediately stirs a sense of calm and timelessness. Set discreetly back from the road in a quiet, tree-lined cul-de-sac, this much-loved family home exudes an inviting warmth from the moment one arrives. Its gracious proportions, gentle light and classic character create an atmosphere of comfort and ease, while the extraordinary gardens renowned for their horticultural pedigree lend the property a beauty and refinement seldom encountered in such a central location. With immense potential to extend, subject to planning permission, Aurora invites its next custodian to imagine and shape a home of exceptional distinction.

Extending to approximately 180 sq.m /1,938 sq.ft, the interiors have been cherished and impeccably maintained. The welcoming entrance hall leads to a pair of elegant interconnecting reception rooms, each filled with soft, natural light and offering a graceful flow ideal for both entertaining and quiet evenings by the fire. A charming sunroom opens directly onto the garden, encouraging the landscape to become a daily part of life. The kitchen and breakfast room form a bright and friendly hub at the heart of the home, while the converted garage, currently a substantial utility and service room, presents remarkable flexibility for reconfiguration or integration. Upstairs, there are three generous double bedrooms which enjoy views over the gardens and a single, accompanied by a recently refitted family bathroom. Above, a very large, floored attic offers exceptional scope for conversion, inviting further possibility for those seeking additional space.

The gardens at Aurora are truly the soul of the property - crafted, nurtured and refined with an expert hand and a lifelong passion for horticulture. The expansive south-facing rear garden, extending to approximately 33 metres / 108 feet, unfolds in a series of beautifully composed spaces where mature specimen trees, rare shrubs and richly planted borders create a living tapestry of colour and texture throughout the seasons. Sun terraces catch the light from dawn to dusk, offering tranquil places to read, dine or simply listen to the gentle movement of leaves. A serene pond forms a natural focal point, its soft water sounds enhancing the sense of retreat (sculpture not included). The greenhouse by Elite and the block-built potting sheds with lighting stand as quiet testaments to the artistry and care invested in the grounds. To the front, the long garden, extending to approximately 29 metres / 95 feet, creates an elegant approach, with ample parking framed by mature planting that offers both beauty and complete privacy.

Stillorgan Park is one of South Dublin's most desirable addresses: leafy, peaceful and perfectly poised between the vibrant villages of Stillorgan, Blackrock and Foxrock. Here, tranquillity blends effortlessly with convenience. A short stroll brings you to an array of cafés, shops and restaurants, while nearby Blackrock and Foxrock offer boutique amenities, coastal walks and gourmet destinations. Families benefit from proximity to many of Dublin's most esteemed schools, including Blackrock College, Willow Park, St. Andrew's College, Loreto Foxrock, Coláiste Eoin, Coláiste Íosagáin, Teresians and Muckross Park College. Excellent public transport via the DART at Blackrock and numerous bus routes along the N11, together with swift access to the M50, ensures effortless connectivity. Scenic shoreline pathways and cycle routes lie close at hand, enriching daily life with nature and fresh sea air.





Accommodation

Entrance Porch: 1.8m x 1.12m (5'11" x 3'8") With tiled floor, beautiful stained glass window, double door leading through to

Entrance Hallway: 3.5m x 4.7m (11'6" x 15'5") With ceiling coving, door to

Small Study/Cloakroom: 1.5m x 1m (4'11" x 3'3") With window to the front and fuseboard, door to understairs storage/cloakroom

Dining Room: 3.5m x 4.2m (11'6" x 13'9") With ceiling coving and door to conservatory, glazed French doors leading through to the

Living Room: 3.9m x 4.65m (12'10" x 15'3") With ceiling coving, picture window overlooking front garden, fireplace with carved timber surround, raised granite hearth and granite inset, television point, door to

Sun Room: 3.5m x 3m (11'6" x 9'10") With tiled floor and sliding doors out to the rear terrace

Kitchen/Breakfast Room: 3.47m x 6.67m (11'5" x 21'11") Kitchen area is very well fitted with a lovely range of floor and eye level units, butcher block work surfaces, subway tiles, splashback, four ring induction hob, sauce pan drawers, corner lazy Susan cupboard, integrated dishwasher, stainless steel sink unit, stainless steel electric oven and microwave oven, Siemens fridge freezer, display cabinet, two large Velux roof lights, feature porthole window, vaulted ceiling, recessed down lighting and maple flooring, excellent range of storage and display units to the breakfast room area, door to

Utility Room: 2.34m x 11.35m (7'8" x 37'3") Door to front, fuseboard, excellent range of built in cupboards, three skylight windows, very good range of built in shelving and work surfaces, washing machine and dryer, Belfast sink with tiled splashback and door to

Guest WC: Pedestal wash hand basin and opaque window to the si

Bedroom 1: 4.25m x 3.5m (13'11" x 11'6") To the rear, with a wonderful outlook over the magnificent rear garden and an excellent range of built in wardrobes with vanity wash hand basin and storage underneath

Bedroom 2: 3.88m x 3.89m (12'9" x 12'9") With window to the front and good range of built in wardrobes

Bedroom 3: 3.5m x 2.5m (11'6" x 8'2") To the front

Bedroom 4: 2.54 (8'4") m x 2.27 (7'5") m (Maximum Measurements) With window to the side and wall panelling, built in wardrobes and desk area

Family Bathroom: With tiled floor, part panelled walls, fully tiled step in shower with recessed shelf and antique style wc and antique style pedestal wash hand basin, wall mounted mirror with strobe light over, expel air, two opaque windows to the rear, recessed down lighting, tiled floor

Landing: Stira pull down ladder to the very large attic which is floored, ripe for conversion subject to planning permission

BER Information

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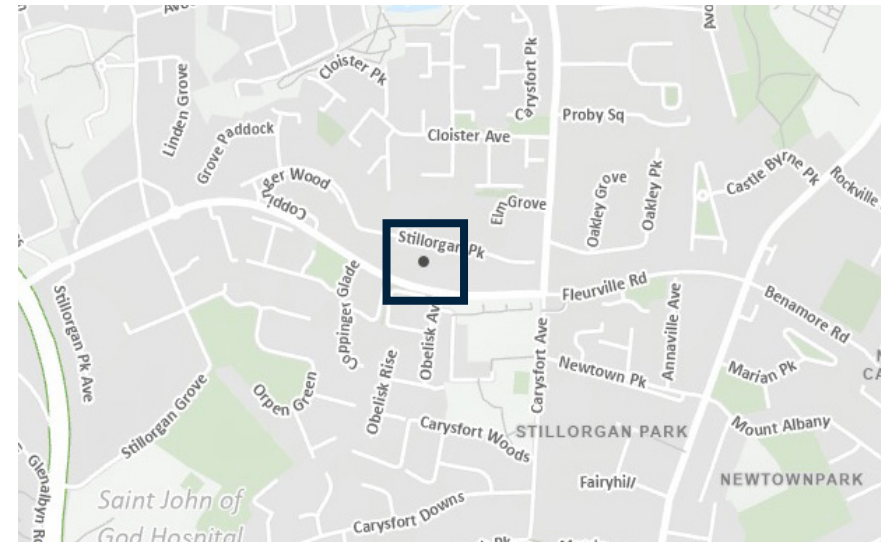
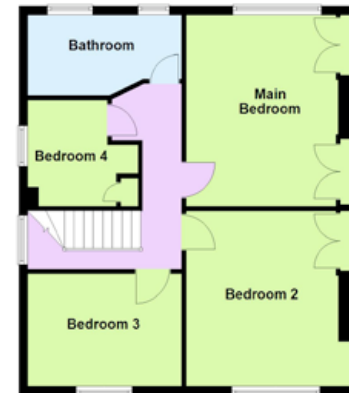


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FLOOR PLANS Not to scale - for identification purpose only.



First Floor



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