

The Gables



7 NEWTOWN PARK AVENUE BLACKROCK, A94 C3Y7







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SPECIAL FEATURES

- ◆ Well-proportioned four-bedroom detached family home
 - ◆ Beautiful 120ft west facing garden
 - ◆ Superb potential for large extension subject to p.p.
 - ◆ Attractive Edwardian / Arts and Crafts features
 - ◆ Secure Garage
 - ◆ Generous off-street parking for 6 cars
 - ◆ Additional outhouses offering storage
 - ◆ 10-minute walk to Blackrock Village & DART station
 - ◆ Excellent transport links



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Savills is delighted to offer The Gables, Newtownpark Avenue to the market. This is a superb opportunity to acquire a bright and spacious detached 4 bed late Edwardian property (1,950sqft/181sqm) located in the highly sought after and mature residential location of Blackrock.

Set back from the main road and offering ample parking, The Gables is one of the prettiest and most recognisable houses on the road. Boasting bright climbing ivy, stunning stained-glass windows and mature shrubbery and hedging, at first glance it's clear The Gables is a unique and special home. In good working order the property is ready to be occupied immediately however the ability to modernise or greatly extend (SPP) the house allows its next owner an incredible opportunity in an enviable location.

Entering through the front door you are welcomed to a bright and spacious hallway flooded with natural light from the feature / stained-glass windows at the front of the house and running along the stairway. Off this hallway you have a cloakroom leading through to under stairs storage, a guest WC and three expansive living / entertaining rooms. The first, to the front of the house is a large and spacious reception room with double glazing and a view of the pretty front garden. The second reception room is larger again and boasts a beautiful fireplace, very generous proportions and double-glazed bay windows overlooking the incredible, manicured rear gardens. There is also direct access to the gardens from this room via double doors. The heart of the home

is the kitchen-cum-dining room with a natural gas burning stove, breakfast bar, sliding doors accessing the garden and a fully equipped kitchen. For the new owners, the 120ft west facing gardens could allow for a generous extension spanning the width of the house (SPP) where concertina doors could frame this incredible view and allow the outside of the house into a larger open plan kitchen/living room/dining room.

Upstairs the theme of space continues with four generous double bedrooms, a family bathroom, en suite off the third bedroom, hot press, storage cupboard and WC. Recently fitted with Rationel and aluminium double glazing the bedrooms are warm and quiet while the bathroom and WC retain the original steel windows from the late Edwardian / Arts and Crafts period when the house was designed and built (circa 1932).

The grounds of The Gables are both beautiful and functional. To the front you have gated access from Newtownpark Avenue with parking for 5-6 cars as well as an additional garage for further parking or storage. The oil central heating is located in the rear garden's outhouses where you also have plenty of room for storage or gardening tools. The garden boasts a beautiful patio area for entertaining long into summer evenings with its enviable westerly aspect.





ACCOMMODATION

Entrance Hall: Telephone/seating area, cloakroom, under stairs storage, stairs to the first floor with stained glass windows

WC: Tiled walls and leaded window

Front Reception Room: Bright and airy reception room with Rationel double glazing windows

Kitchen / Diner: Double oven, gas hob, washing machine, dishwasher, breakfast bar, ample storage, natural gas fired stove, double glazing windows, sliding doors to the patio and garden

Rear Reception Room: Double glazed bay window with double doors to the garden, ornate fire place, double alcove units, excellent views of the garden

Bedroom 4: Rationel double glazing windows with venting, radiator and sink

Master Bedroom: Rationel double glazing windows, generous built in wardrobes, sink, radiator

Bathroom: Shower over bath, tiled walls, leaded windows

WC: WC, tiled walls and leaded window

Bedroom 2: Aluminium double glazing windows with venting, built in storage, sink

Bedroom 3: Aluminium double glazing windows with venting, built in storage

En Suite: Double glazed window, shower, WC

LOCATION

The Gables is located at the bottom of Newtownpark Avenue allowing for an easy walk to Blackrock village, Seapoint and Monkstown. Blackrock is a large commercial and cultural centre with many banks, cafes, restaurants, boutiques, hairdressers and barbers, shopping centres, pharmacies, supermarkets, and art galleries. There are excellent transport links including the DART and numerous bus routes providing regular and convenient services to the City Centre. There is a great selection of sought after primary and secondary schools within walking distance of the house. Heading south from The Gables will see you at the N11 in five minutes with the M50 a further five-minute drive.

SERVICES

- OFCH
- Double glazed
- Intruder alarm
- Natural Gas

BER DETAILS

BER: F

BER No: 112267646

Energy Performance Indicator: 382.49 kWh/m²/yr

VIEWING

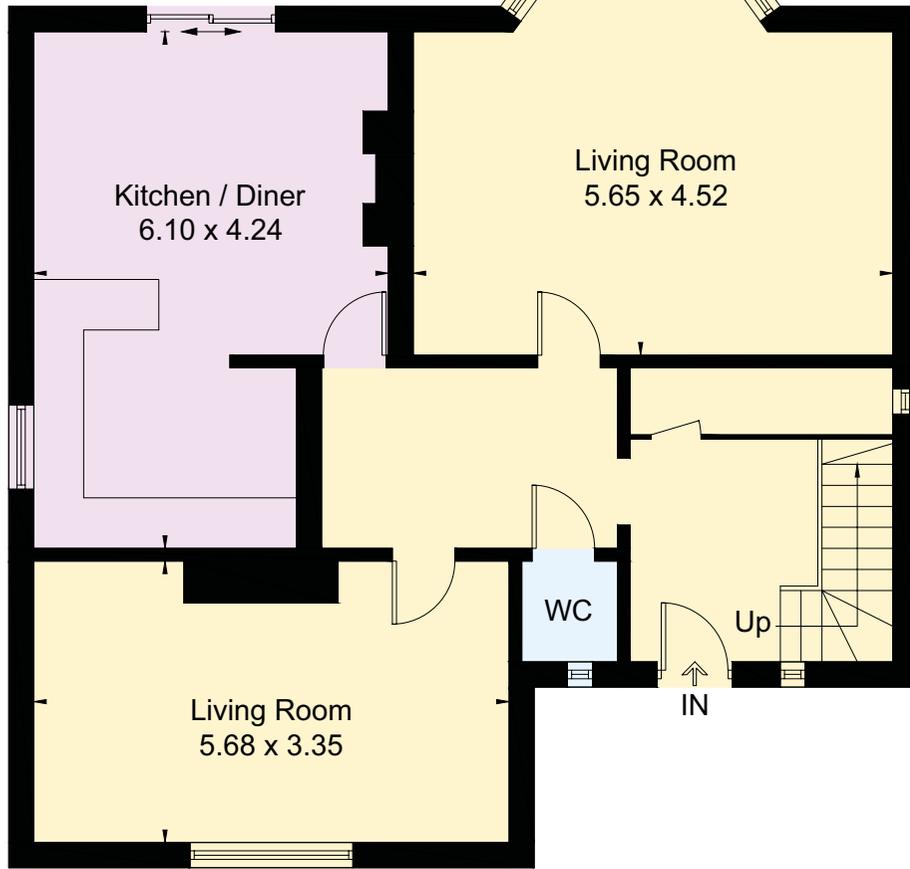
Strictly by appointment with Savills.





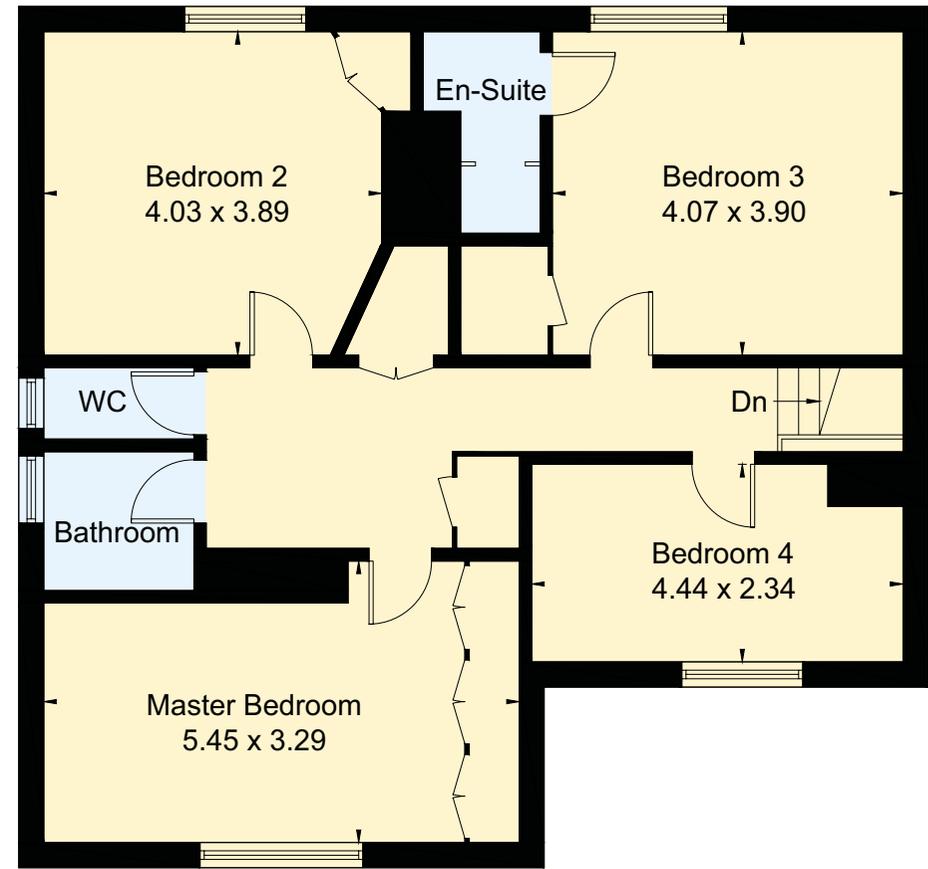
FLOOR PLANS

Approximate Area = 181.1 sq m
 Including Limited Use Area = 1 sq m
Total = 182.1 sq m



Ground Floor

= Reduced head height below 1.5m



First Floor

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