

BER D1



Streamwood
Avoca Avenue, Blackrock, Co. Dublin

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INTERNATIONAL REALTY



Streamwood, Avoca Avenue, Blackrock, Co. Dublin

Features

- Detached family home in style of Modern Movement
- Standing proud on magnificent gardens just under one acre (0.9)
- Expansive and light filled accommodation extending to approximately 380 sqm / 4090 sqft (including garages)
- Fitted carpets, curtains and kitchen appliances included in the sale
- Situated on a highly prestigious avenue in the heart of Blackrock
- Excellent potential to extend and modernise with further potential to develop on the grounds (subject to planning permission)
- Gas fired central heating
- Digital alarm

Welcome to Streamwood – An excellent opportunity for the discerning purchaser to acquire an expansive home, standing proud on a magnificent garden of approximately 0.9 acres, situated in the heart of Blackrock, on arguably one of south county Dublin's most desirable avenues.

Designed in the style of the Modern Movement, circa 1934, Streamwood boasts generous living spaces, with a perfect balance of reception and bedroom space, offering style and functionality, while ensuring there is ample room for the entire family. This 1930s architectural gem features excellent light and high ceilings, ensuring a bright and airy interior. Standing on just under an acre, there is superb potential for extension of the house or further development of the property, subject to planning permission. Set on meticulous and mature grounds, Streamwood offers a private, tree screened oasis, within lush gardens, incorporating a hard tennis court and plenty of space for outdoor entertaining.

The accommodation which extends to approximately 380 sqm / 4090 sqft (including garages) briefly comprises: a large, elegant entrance hallway with distinctive staircase and beautiful flooring, three large south facing reception rooms overlooking the gardens to the front bounded by trees, including a wonderful copper beech, a well fitted kitchen overlooking the rear garden, along with six bedrooms and three bathrooms. In addition, there is a large garage to the side which would suit a whole host of uses.

Streamwood represents an excellent opportunity for the discerning purchaser to gain a sizeable foothold on Avoca Avenue, Blackrock, considered one of the premier roads in South County Dublin, just a short walk from Blackrock village, offering a wide range of shops, cafes, restaurants, and services. Streamwood is also situated close to some of Dublin's most sought-after schools including Blackrock College, St Andrew's College, Mount Anville and Willow Park primary school, with many other good primary and secondary, girls' and boys' schools within easy reach. Access to public transport is second to none, with the Dart at Blackrock and many bus services available along the Rock Road and the N11. There are a whole host of recreational amenities within easy walking distance in the area nearby, including three local parks, coastal walks, sports clubs and a wealth of leisure options, including sea swimming at Seapoint.





Accommodation

Entrance Hallway: 2.95m x 11.18m (9'8" x 36'8") with oak parquet floor, window overlooking rear, fireplace with limestone surround and slate hearth.

Sitting Room: 4.20m x 4.20m (13'9" x 13'9") with two windows overlooking front, ceiling coving, recessed downlighting, TV point.

Drawing Room: 6.50m x 4.00m (21'4" x 13'1") with two windows overlooking front, ceiling coving, fireplace with marble surround, marble hearth and marble inset, French doors through to the

Dining Room: 4.60m x 5.76m (15'1" x 18'11") with tiled floor, ceiling coving, fireplace with limestone surround, slate hearth, slate inset, gas fire, windows, and doors to south facing terrace area overlooking the garden.

Kitchen/Breakfast Room: 4.57m x 5.80m (15' x 19') with tiled floor, window to the side, window to the rear, good range of fitted floor level units, tiled worktops, one and a half bowl stainless steel sink unit, integrated Belling dishwasher, central island with Gaggenau ceramic hob, Neff stainless steel double oven, integrated fridge, door to back garden.

Inner Lobby: 1.70m x 2.80m (5'7" x 9'2") with tiled floor, recessed downlighting, door to back garden.

Utility Room: 2.90m x 3.18m (9'6" x 10'5") with tiled floor, good range of eye and floor level units, plumbed for washing machine and dryer, stainless steel sink unit, window overlooking garden.

Guest WC: with tiled floors and walls, wall mounted wash hand basin, recessed downlighting, window to the side.

Inner Lobby/ Cloakroom: 1.37m x 4.40m (4'6" x 14'5") with oak parquet flooring, stained glass window to the side.

Principal Bedroom: 4.40m x 5.80m (14'5" x 19') with parquet oak flooring, ceiling coving, recessed downlighting, excellent range of built in wardrobes, window and door overlooking the rear garden, door to

Ensuite Shower Room: with fully tiled floors and walls, wc, walk in shower, Vortex Xpelair, recessed downlighting, corner window, wall mounted wash hand basin, medicine cabinet.

Upstairs

Bedroom 2 (Rear): 4.40m x 2.50m (14'5" x 8'2") with a good range of built in wardrobes, window overlooking the rear.

Family Bathroom: with tiled floors and walls, bath with monsoon style shower head over and telephone shower attachment, wc, wall mounted wash hand basin, heated towel rail, opaque window to the side, recessed downlighting.

Bedroom 3: 4.26m x 4.27m (14' x 14') with window overlooking front and side, good range of built in wardrobes.

Bedroom 4: 3.19m x 4.26m (10'6" x 14') with window overlooking front, recessed downlighting, built in wardrobes.

Bedroom 5: 5.15m x 4.27m (16'11" x 14') with window overlooking front, good range of louvre door wardrobes.

Bedroom 6 : 2.87m x 3.94m (9'5" x 12'11") with window to the side, good range of built in wardrobes and shelves.

BER Information

BER: D1.

BER No: 117493403.

Eircode

A94 X4F5



Outside

Garage 1: 4.70m x 3.30m (15'5" x 10'10") with window to the side.

Garage 2: 6.72m x 9.24m (22'1" x 30'4") with door to the rear and door to the front, Baxi boiler.

Outhouse: 6m x 2.5m





FLOOR PLANS Not to scale - for identification purpose only.

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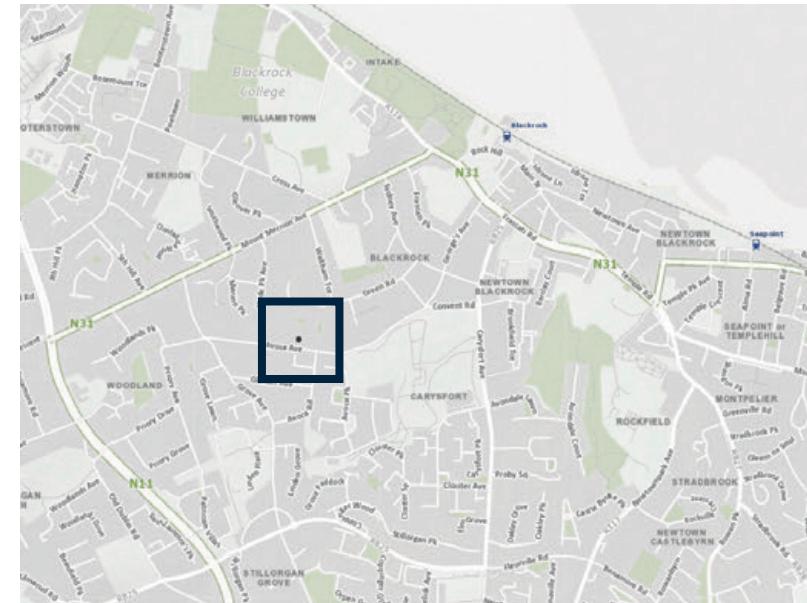
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Ground Floor



First Floor





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