



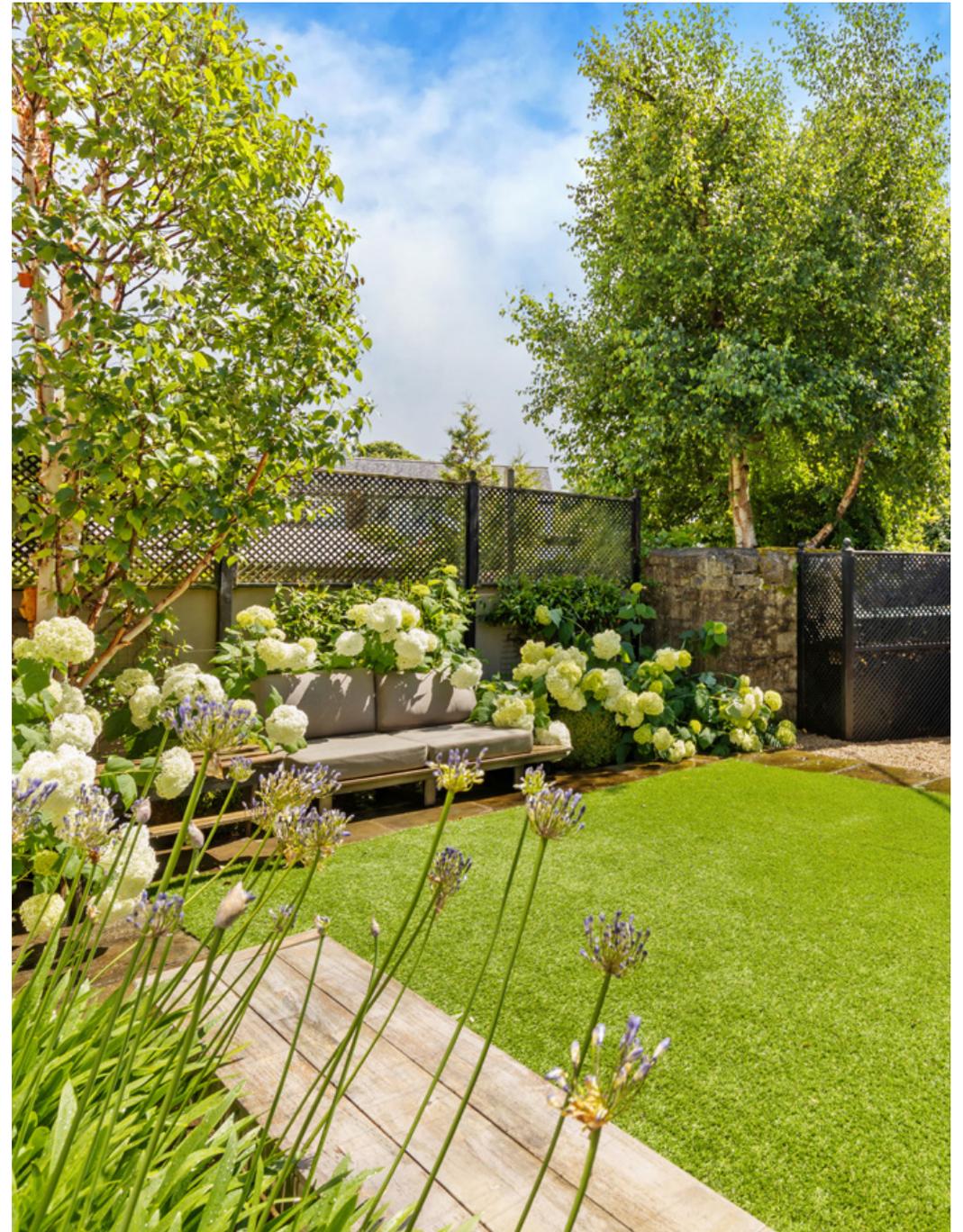
39 Glenart Avenue
Blackrock, Co. Dublin

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INTERNATIONAL REALTY

39 Glenart Avenue, Blackrock, Co. Dublin

Features

- Extended and renovated throughout.
- Paul Brazil designs.
- Off street car parking with additional on street car parking to the front.
- Magnificent ceiling coving, centre rose and interconnecting rooms.
- Gas fired central heating.
- Excellent public transport links.
- Luxurious principal bedroom suite with walk in wardrobe and well-appointed ensuite.
- Delightful sunny rear garden with side access.
- Within easy reach of excellent schools and third level institutions including UCD Smurfit Business College campus directly across the road, UCD Belfield and a little further afield at Trinity College.



39 Glenart Avenue to the market—a distinguished four-bedroom period family residence on one of South Dublin's most prestigious streets. This exquisite home, spanning approximately 224.2 sq. m (2,413 sq. ft), exudes elegance and charm, boasting an array of period features such as high ceilings with intricate cornicing, sash windows, and a stunning fireplace. The property has been meticulously refurbished, showcasing an impressive blend of traditional character and modern upgrades.

Entrance and Interior: The residence is approached by two flights of pristine granite steps leading to a beautifully framed hall door with an intricate roped edge finish. The entrance hall welcomes you with decorative cornicing, a centre rose, and polished Walnut flooring that extends throughout this level. The standout feature is the Paul Brazil designed double rear extension, which includes a custom-made kitchen with Hampton style windows and high ceilings, exuding luxury and sophistication, in harmony with the property's prestigious location.

The bright and spacious reception room to the right of the entrance hall is adorned with a white marble fireplace, a cast iron inset, and a slate hearth. A charming bay window provides a view of the front of the house. This room flows seamlessly through double doors into the expansive kitchen and dining area, which spans the full width of the house. The kitchen, enjoying dual aspects, is fitted with top-of-the-line integrated Miele appliances including a double oven, steam oven, , and Siemens wine cooler. A feature island unit comprises of breakfast bar, polished quartz worktop, four-ring ceramic hob, and a discreetly hidden Miele extractor fan. Adjacent to the kitchen is a well-equipped utility room with an integrated freezer and a guest WC.

Garden Level: The front garden level offers a second entrance leading to a convenient boot-room with additional storage beneath the granite steps. This level includes four double bedrooms and a spacious family bathroom featuring underfloor heating, a heated towel rail, and a luxurious designer bath and shower.

The master bedroom, located at the front, is highlighted by a bay window, Walnut wooden flooring, an en-suite bathroom with bookend marble wall and floor tiles, WC, a washstand with basin, a drawer unit, and a fully fitted walk-in wardrobe. The second bedroom, positioned to the side, features Walnut wooden flooring and built-in wardrobes. The third bedroom, a large double at the rear, boasts carpet flooring and a grand sash window overlooking the garden, along with ample built-in wardrobes and a separate storage press. The fourth bedroom, currently used as an office, offers views of the rear garden, Walnut wooden flooring, and ceiling cornicing.

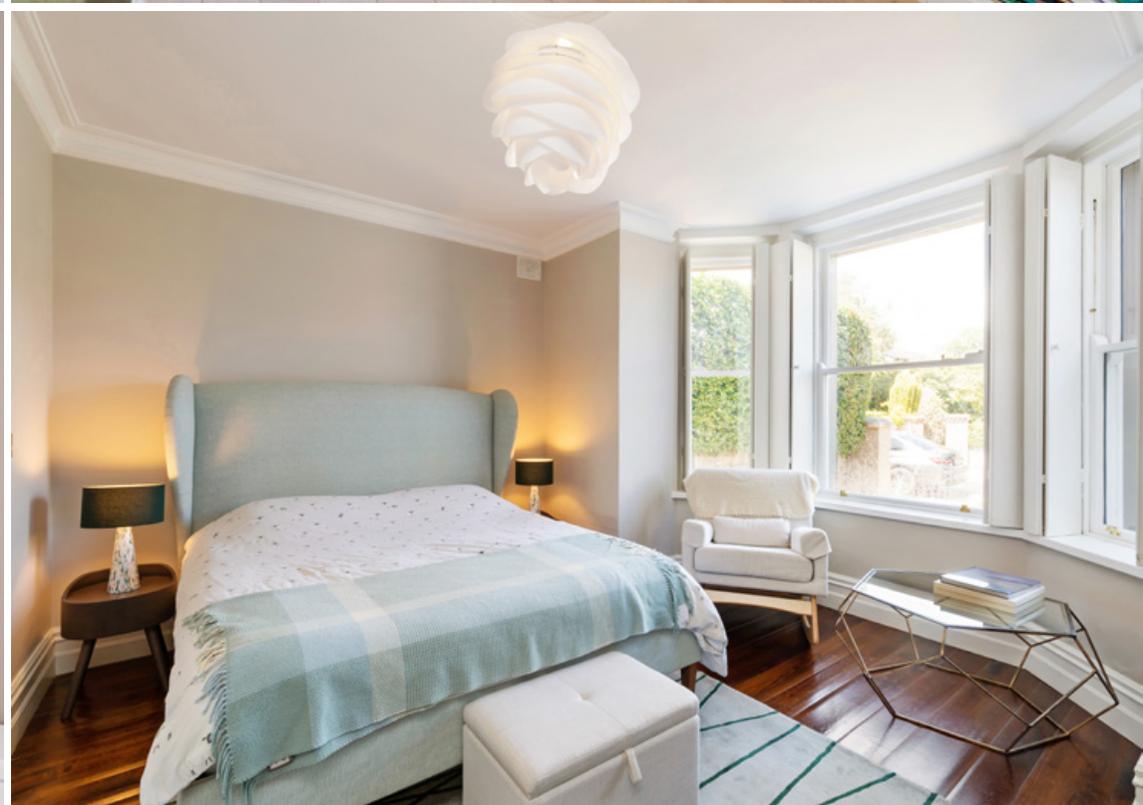
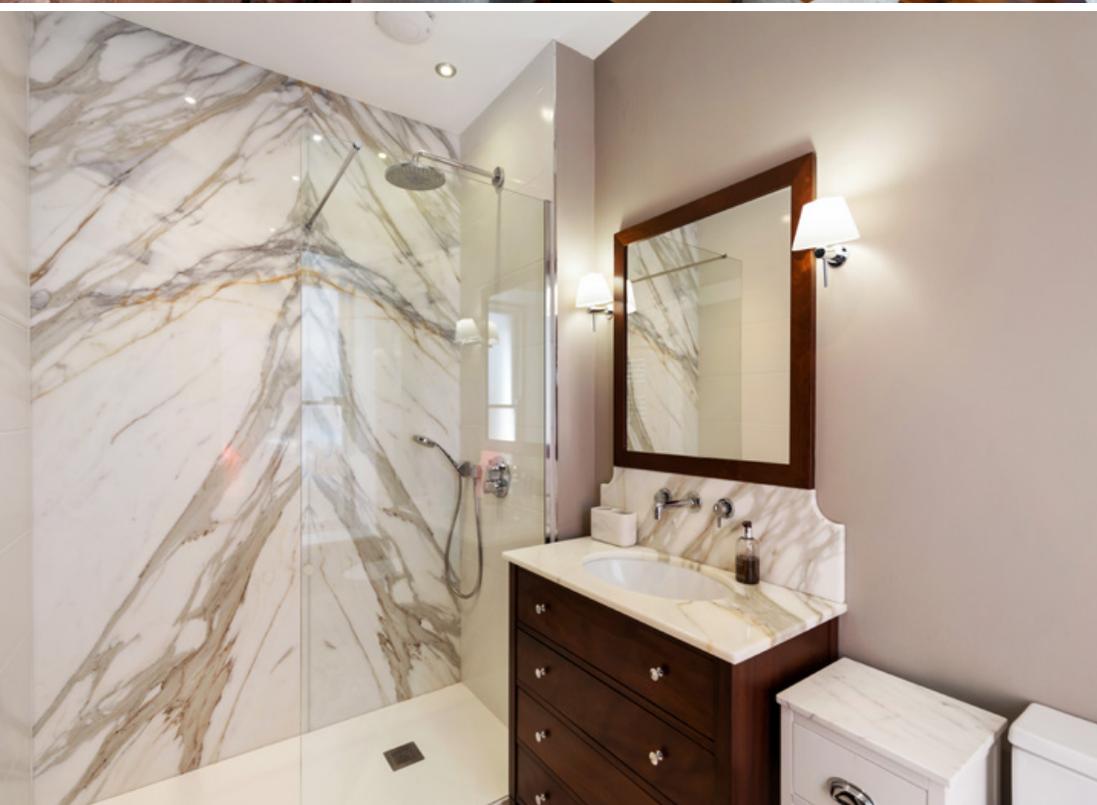
Exterior and Garden: The professionally landscaped rear garden is a tranquil oasis, abundant with mature plants, shrubs, and box hedging. Predominantly laid out with artificial grass, this

delightful space includes two patio areas and provides access via double doors to Grove Avenue and a gated side entrance from the front.

Location: 39 Glenart Avenue location is second to none being situated on Glenart Avenue, a highly regarded location for families due to the wealth of amenities, natural beauty and excellent schools on it's doorstep. No.39 is within a very short stroll of the seafront and Blackrock village with its array of restaurants, boutique style shops, cafés and bars. Both Stillorgan and Booterstown villages are also available within close proximity. The property is extremely well catered for in terms of public transport with the Dart available at Blackrock and many bus routes available on both the Rock Road and on the N11. The selection of esteemed educational establishments within the vicinity is unparalleled being situated close to Willow Park, Blackrock College, St. Andrew's, Booterstown National School, Carysfort National School, Muckross Park, St. Teresians, Dominican College Sion Hill and Colaiste Eoin and Iosagain to name but a few. UCD Smurfit Business Campus is literally across the road, and UCD Belfield and Trinity College are also easily accessible.

This remarkable home is ideal for those seeking a property in pristine condition, close to a wealth of amenities.





Accommodation

Entrance Hall: 2.15m x 5.0m (7'1" x 16'5") With magnificent wide plank walnut timber flooring, feature cornice work, detailed centre rose, high ceilings, timber panelling, fan light and door leading through to

Drawing Room: 4.8m x 6.3m (15'9" x 20'8") With magnificent cornice work, centre rose, marble fireplace with cast iron set, open fire, slate hearth, wide plank solid walnut timber flooring, bay window overlooking front and built in shelving and folding glazed doors leading through to

Kitchen Dining Room: 5.0m x 7.0m (16'5" x 23') Kitchen is very well fitted with a range of overhead press and drawer units, integrated fridge, integrated wine fridge, pull out larder press, three Miele ovens, Miele coffee machine, very fine centre island with undercounter stainless steel sink unit, four ring Miele induction hob with Miele electronic extractor fan, solid marble counter tops, wide plank walnut timber flooring, stunning cornice work, centre rose and door leading through to

Utility Room: 3.0m x 2.9m (9'10" x 9'6") With excellent storage, stainless steel sink unit with marble worktops, integrated freezer, walnut flooring and door leading to

Bathroom: Comprising of w.c, cabinet whb, marble top, chrome towel rail, walnut flooring and window to rear

Playroom: 3.9m x 5.4m (12'10" x 17'9") With lined oak timber flooring, feature roof light, built in shelving and storage and picture windows overlooking the rear garden

Inner Hallway: With further storage

Ground Floor

Bedroom 1: 3.4m x 2.75m (11'2" x 9') With ceiling coving, window overlooking rear and walnut flooring

Bedroom 2: 3.85m x 5.2m (12'8" x 17'1") With built in fitted wardrobes and window overlooking rear

Bedroom 3: 4.6m x 2.6m (15'1" x 8'6") With window to side, walnut timber flooring and built in wardrobes

Bathroom: Comprising of cabinet whb, large double shower, very fine bath, w.c, part tiled walls, tiled floor and Hansgrohe shower fittings

Principal Suite: 4.7m x 4.3m (15'5" x 14'1") With attractive bay window to the front and walnut timber flooring

Ensuite Bathroom: Comprising of cabinet whb, w.c, large double shower with feature bookend marble tiled wall, Hansgrohe shower, window to side, heated towel rail and marble tiled floor

Dressing Room: With excellent built in shelving

Storage: Storage space provided to front

Garden: Attractive private and secluded landscaped garden with artificial lawn, granite walls, gated rear access and mature planting

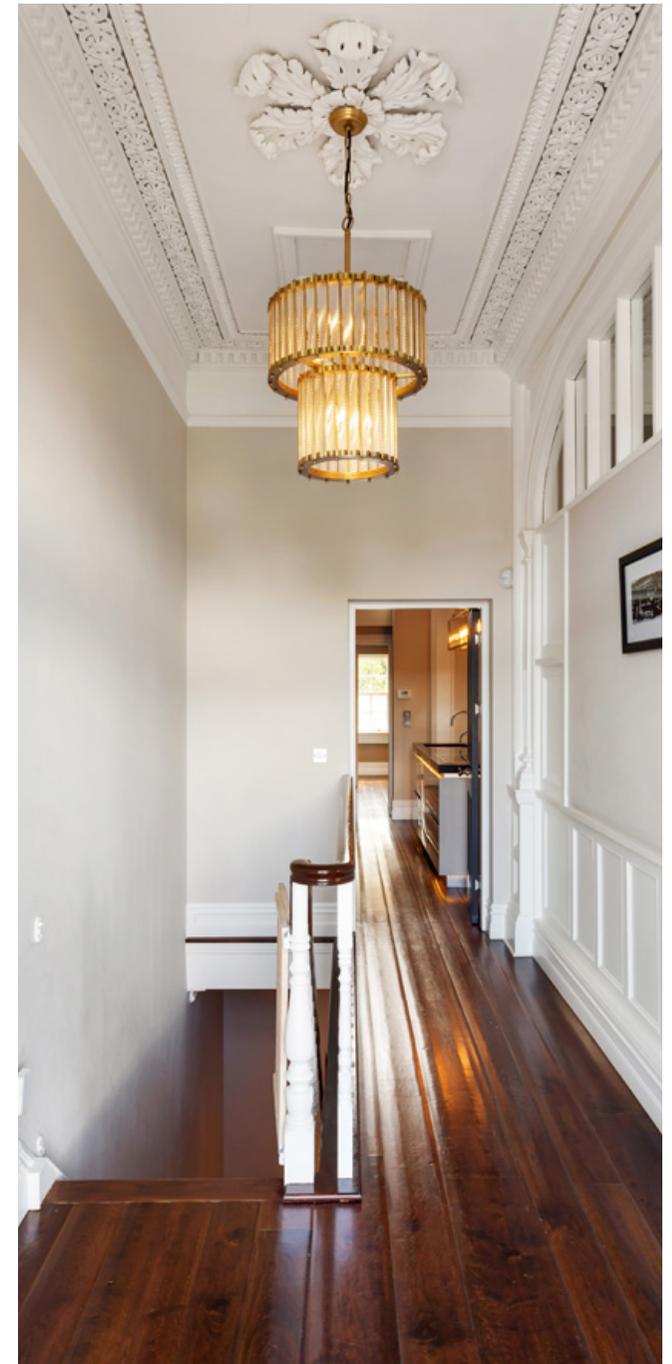
BER Information

BER: C2. BER No: 107706053.

EPI: 185.77 kWh/m²/yr.

Eircode

A94 H996



Outside

Attractive private and secluded landscaped garden with artificial lawn, granite walls, gated rear access and mature planting



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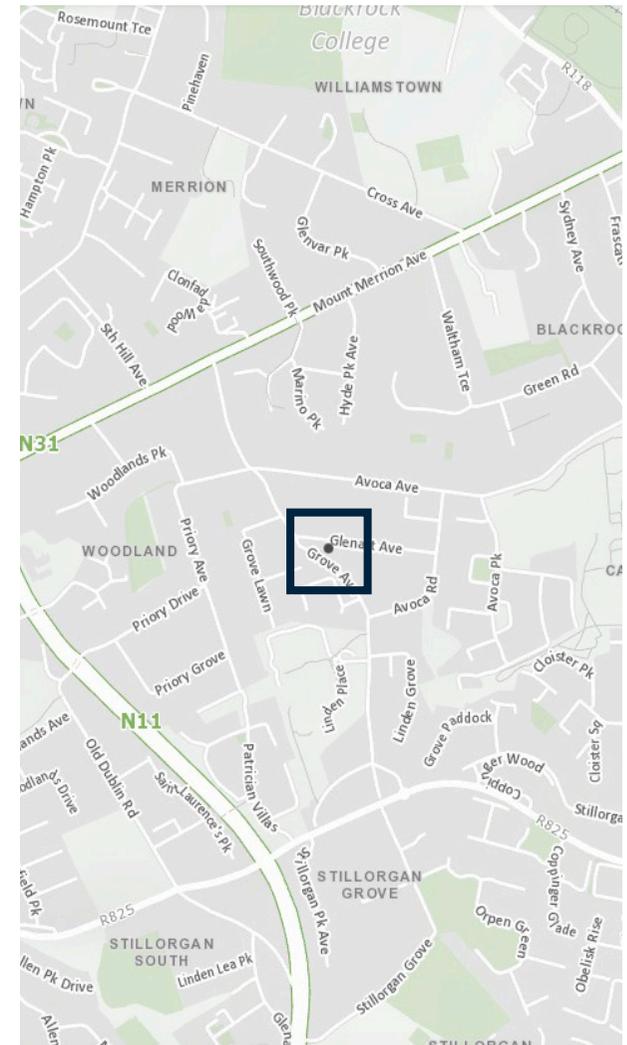
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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