

DK

DAPHNE KAYE
& ASSOCIATES



Derravaragh

Granville Park, Newtownpark Avenue,
Blackrock, Co. Dublin



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Set behind high granite walls and accessed via double timber gates, Derravaragh is a distinctive detached 4 bedroom residence standing on large gardens. For the discerning family seeking that something special this property will not disappoint.

Architecturally designed the spacious accommodation extends to c. 167 sq m (1,800 sq ft). Special features include triple height lofted ceilings, floating steel engineered staircase and a stunning Bontempi Kitchen. The interiors are flooded with natural light and comprise rooms of good proportions.

The delightful gardens enhance the enjoyment of this quality family home having the benefit of an all day sunny orientation and a private aspect.

This prime South County Dublin family location is convenience to numerous schools, UCD and the many amenities afforded by Blackrock and Stillorgan Villages. It is within easy access of primary bus routes on the QBC, LUAS park and ride at Stillorgan, the N11 and M50.

SPECIAL FEATURES

- Canadian maple timber floor
- Surround sound (Bose)
- Bontempi designed kitchen
- Contemporary floating steel engineered staircase with vaulted landing
- Quality double glazing
- Gas fired central heating
- Recessed lighting
- External garden lighting
- High timber gates
- Pivotal corner position with extensive road frontage onto Newtownpark Avenue and Granville Park
- Stunning gardens with a private aspect and an all day sunny orientation.
- Obvious scope and potential for development



ACCOMMODATION

Entrance Porch

Double doors to:

Open plan Hall/Diningroom/Kitchen: 7.39m x 6.20m (24'3" x 20'4")

max measurement. Dual aspect. French doors to deck and the stunning fully paved Tranquillity Garden. Feature vaulted triple height ceiling. Timber floor.

Kitchen area:

The fully fitted Bontempi Italian kitchen comprises a superb range of high gloss fitted units with illuminated granite work top areas and granite uprights. The attractive illuminated units together with the extensive breakfast island unit, incorporates a stainless steel double sink, stainless steel Britannia double oven, 6 ring gas hob, stainless steel extractor, Neff microwave, built-in American style fridge/freezer and integrated dishwasher. Tiled floor with underfloor heating.

Utility room:

With excellent range of fitted units, stainless steel sink, fridge/freezer, Miele washing machine and condensing Miele dryer. Tiled floor. Door to outside.

Drawing room: 5.10m x 3.91m (16'9" x 12'10")

With feature wood burning stove standing on raised tiled hearth with timber over mantle. Dual aspect.

Double doors to Diningroom/Kitchen

Bedroom 1/Family room: 5.00m x 3.05m (16'5" x 10'0")

With extensive fitted floor to ceiling wardrobes.

Shower room: 3.10m x 1.45m (10'2" x 4'9")

White suite incorporating tiled power shower, w.c., pedestal w.h.b., heated towel rail and bidet. Pine medicine cabinet and pine shelving unit. Tiled walls to dado level.

Sittingroom: 5.00m x 3.48m (16'5" x 11'5")

This delightful reception room has a dual aspect. Feature cast iron fireplace fitted with gas coal affect fire, marble hearth and wall mirror.

French doors to gardens

Access to the First Floor level is via a feature contemporary floating steel engineered staircase. Landing with Hot Press - insulated cylinder fitted with dual immersion.

Master Bedroom 2: 5.00m x 3.48m (16'5" x 11'5")

Superbly fitted with built-in wardrobes and extensive floor to ceiling shelving and hanging space. Full length swivel mirror. Dual aspect and attractive views to Howth and Dublin Bay.

Bathroom En Suite: 2.54m x 2.29m (8'4" x 7'6")

White Heritage suite incorporating jacuzzi bath with tiled surround standing proud on a raised tiled plinth, fully tiled power shower, pedestal w.h.b., wall mirror, heated towel rail. Pine display unit and medicine cabinet. Wall planters. Feature curved wall tiled to dado level.

Bedroom 3: 3.51m x 2.64m (11'6" x 8'8")

With built-in wardrobe and shelving unit.

Bedroom 4: 4.11m x 3.29m (13'5" x 10'8")

Currently divided into 2 areas with overhead Mezzanine level. Super views over Dublin Bay to Howth. (Shown on floor plan as 2 Bedrooms)

Shower room: 2.39m x 1.47m (7'10" x 4'10")

White suite incorporating fully tiled power shower, pedestal w.h.b. with wall mirror, w.c., heated towel rail, mirror door medicine cabinet and large wall mirror. Tiled walls to dado level.



OUTSIDE

Set behind high granite walls and accessed via tall timber gates, the generous driveway provides parking for 4 cars. The large gardens are a particular feature of the impressive residence.

Throughout there is a host of mature specimen trees and shrubs. There is an extensive paved Tranquillity Garden featuring a pond and an abundance of rare and exotic plants. The gardens enjoy a private and an all day sunny aspect.

Concrete block built garden shed. Foundations laid for a large Conservatory.

VIEWING HIGHLY RECOMMENDED

BER DETAILS

BER: E1

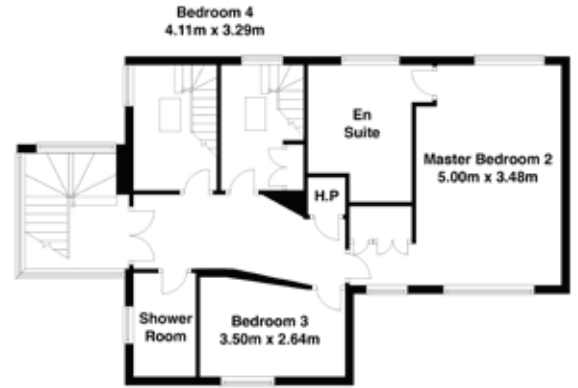
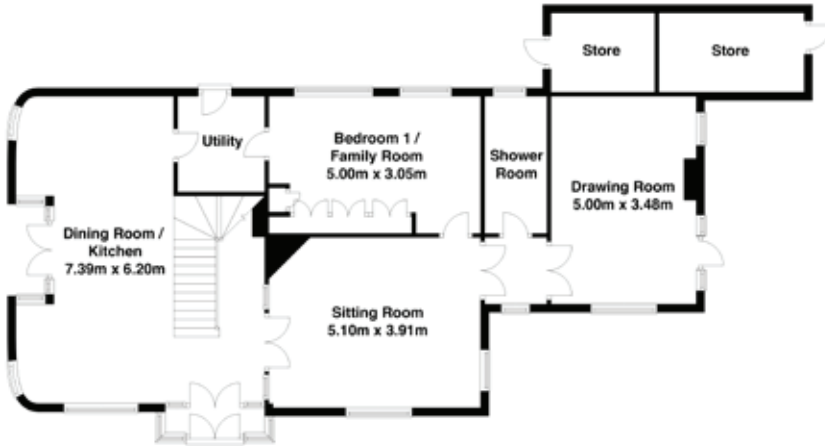
BER No.: 103566014

Energy Performance Indicator: 308.12 kWh/m²/yr





FLOOR PLANS



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