



89 Springhill Avenue, Deansgrange, Blackrock, Co.

Beirne
& Wise



For Sale By Private Treaty

No. 89 is spacious three-bedroom semi-detached property with large gardens to the front and rear, and off-street parking. It is well positioned on this mature, tree lined avenue just off the Deansgrange Road. No. 89 has been well looked after; however, it requires some updating and modernisation to suit modern day living. This home provides flexible and adaptable accommodation with great potential; there is a large rear garden offering superb opportunity to extend the existing property (STPP). Accommodation (110sq.m.), comprises of a porch, hall, large living/dining room, kitchen/breakfast room, bedroom, study and a guest w.c. at ground floor level. There are two bedrooms and a bathroom on first floor, and ample storage in the eaves.

Springhill Avenue is just minutes away from all the facilities associated with Deansgrange, Monkstown and Blackrock; local shopping, two large shopping centres, Blackrock Dart Station, bus routes, several parks, and coastline walks. There is great choice of highly regarded primary and secondary schools, and easy access to the N11 with the QBC. There is a short cut through Springhill Avenue leading to Dunnes Stores and other amenities on Newtownpark Avenue.

Special Features

- Spacious 3 bedroom with garage conversion
- Great potential to extend (STPP)
- Secluded south easterly facing rear garden
- Excellent transport links, shopping amenities and schools
- Oil fired central heating

Accommodation

ENTRANCE HALL

With enclosed porch with tiled floor leading to welcoming hall with laminate flooring.

LIVING/DINING ROOM

6.17m x 3.90m

A spacious reception room extending the full width of the house with coved ceiling, and a large picture window to the front. There is a distinctive, high white marble fireplace with black hearth providing a focus for this fine reception room.

KITCHEN/BREAKFAST ROOM

3.34m x 3.06m + 2.0m x 1.6m

With space for breakfast table, it is fitted with a range of wall and floor units with tiled splash back and is plumbed for a dishwasher. There is access to the rear garden.

BEDROOM THREE

3.34 m x 3.04m

This is a double sized bedroom with access to the glasshouse and the study.



STUDY

3.57m x 2.40m

This is part of the converted garage; a multi-purpose space with plumbing for a washing machine, and with a door leading to front driveway and access to the...

GUEST W.C.

With w.c. and w.h.b

FIRST FLOOR

LANDING

Bright and airy with access to all rooms and a storage closet

BEDROOM ONE

4.24m x 4.01m

A bright and spacious double bedroom with a picture window to the front, with a closet and built-in wardrobes incorporating a dressing table

BEDROOM TWO

3.40m x 2.40m

A smaller double room to the rear, with storage closet, it overlooks the rear garden

BATHROOM

This houses the hot press, it features a bath with tiled surround and overhead shower, w.c. and a w.h.b. set in a vanity cabinet.

GARDENS

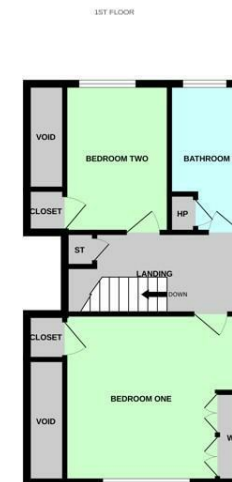
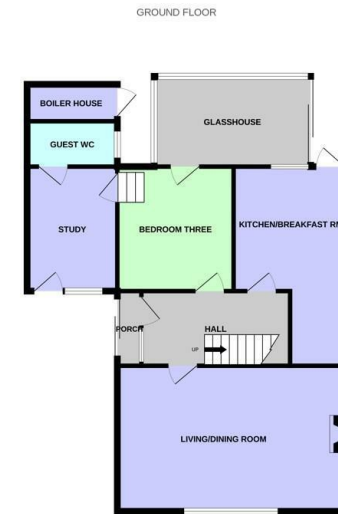
There is a relatively minimal maintenance front garden, there is a cobble lock driveway providing off-street parking, and it is gravelled with a selection of mature shrubs and plants. The large secluded rear garden with perimeter hedging is ideal for family living and outside entertainment. It offers terrific potential to extend (STPP), and with the enviable sunny southerly orientation, this garden enjoys all day light and sunshine. There is an external boiler house accessed from the rear garden.

BER

No. 118166859

Output: 359.22 kWh/m2/yr.





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