



16 Seafeld Crescent, Booterstown, Blackrock,
Co. Dublin A94 K580.

Beirne
& Wise



No 16 Seafeld Crescent is a handsome bay fronted semi-detached family home (94sqm/1,011sqft) nicely positioned on a corner site in this most desirable and well established neighbourhood. The accommodation briefly comprises: Porch, hall, two reception rooms and kitchen. Upstairs there are 2 double bedrooms and a single bedroom together with a family bathroom. Outside to the front is a large driveway with plenty of off street car parking leading to the garage. A side gate leads to the westerly facing rear garden.

This home offers immense potential to expand the accommodation and benefits from an expired planning permission (ref: D15A/0339) to construct a two storey side and rear extension if so desired.

Seafeld Crescent is a leafy residential road located between the Stillorgan N11 and Rock Road. The immediate area offers a wealth of local amenities including specialist shops, coffee shops and deli's and the property is within easy reach of the Merrion and Stillorgan Shopping Centres and Blackrock Village. The QBC on the N11 and the DART station on the Rock Road provide easy access to the city centre, not forgetting the attractive coastal setting with Booterstown Nature Reserve and Sandymount Strand both within easy walking distance.

Features

- Large corner site
- Stripped pine original doors
- Gas heating
- Potential to extend the accommodation (S.T.P.P)
- Ample off street car parking
- Double glazed windows
- Garage
- Westerly facing rear garden

Accommodation

PORCH

HALLWAY

Stairs to first floor.

LIVING ROOM

3.78m x 3.40m

Feature open fireplace with timber surround and tiled wrought iron inset. Bay window to the front aspect.

DINING ROOM

3.46m x 4.25m

Sliding patio door to rear garden





KITCHEN
2.30m x 3.22m
Fitted with wall and base units with countertops over. Stainless steel sink unit. Window to the rear aspect.

FIRST FLOOR LANDING
Access to attic. Hot press and window to the side aspect.

BEDROOM 1
3.50m x 4.22m
Fitted wardrobes and shelving. Bay window to the front aspect.

BEDROOM 2
3.50m x 3.32m
Window to the rear aspect.

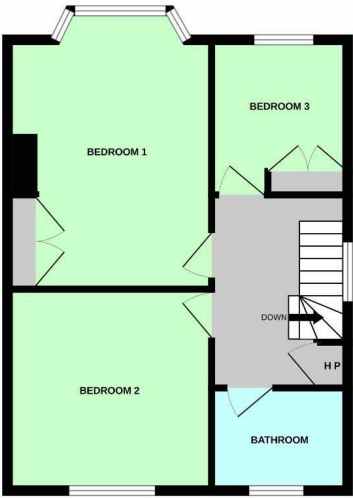
BEDROOM 3
2.25m x 2.64m
Window to the front aspect. Fitted wardrobes.

BATHROOM
Bath with Triton electric shower unit. Pedestal wash hand basin and W.C. Window to the rear aspect.

OUTSIDE
This property is well set back from the road and enjoys a large front garden with a driveway providing plenty of off street parking. The wide road frontage offers huge potential to extend this property to the side (subject to planning). The front garden is laid mainly in lawn with established perimeter hedging. A gated side entrance opens to the rear garden which enjoys a delightful westerly aspect with plenty of sunshine throughout the day. The rear garden is laid in lawn with a large patio area and has a concrete store shed.

GARAGE
3m x 4.80m
Up and over door. Rear pedestrian door. Replaced Idea gas boiler serving the heating system.

B E R
BER No. 115358277
Output. 263.98 kWh/m²/yr



Beirne
& Wise

12a Carysfort Avenue, Blackrock, Dublin,
t: 01 2880900
e: info@beirnewise.ie
www.beirnewise.ie

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.