

# GRANVILLE LODGE

*1A Granville Road, Blackrock, Co. Dublin*

**FOR SALE**



BER B2



# GRANVILLE LODGE

“A deceptively spacious split level family home presented in very good decorative order having been upgraded throughout over recent years. Discreetly situated behind electric security gates with ample off-street parking to the front, 1A Granville Lodge extends to approximately 223 sq. m / 2,400 sq. ft. (including garden level / basement space).













## ACCOMMODATION

On the ground floor, the accommodation comprises a bright entrance hall opening right into a fully fitted south facing kitchen / diner with marble worktops and side access opening through to the living room at the rear with access to a spacious balcony overlooking the garden below – ideal for al fresco dining. Both of these rooms benefit from fireplaces with gas inserts. There are three good sized bedrooms, all with the benefit of an en-suite, as well as a guest WC. There is also ample storage throughout, to include the attic.

From the hall, a staircase descends to the lower floor accommodation laid out in multiple rooms to include a utility room (with an additional staircase to the kitchen above), a secondary kitchen, a living space / playroom opening onto the garden, a WC and shower room. The accommodation in 1A Granville Lodge really needs to be seen to be fully appreciated.











# PROPERTY DETAILS

## FEATURES

- Gas fired central heating
- Timber floors throughout
- Deceptively spacious / flexible accommodation
- Presented in very good decorative order throughout
- Electric security gates
- Electric car charger



## SIZE

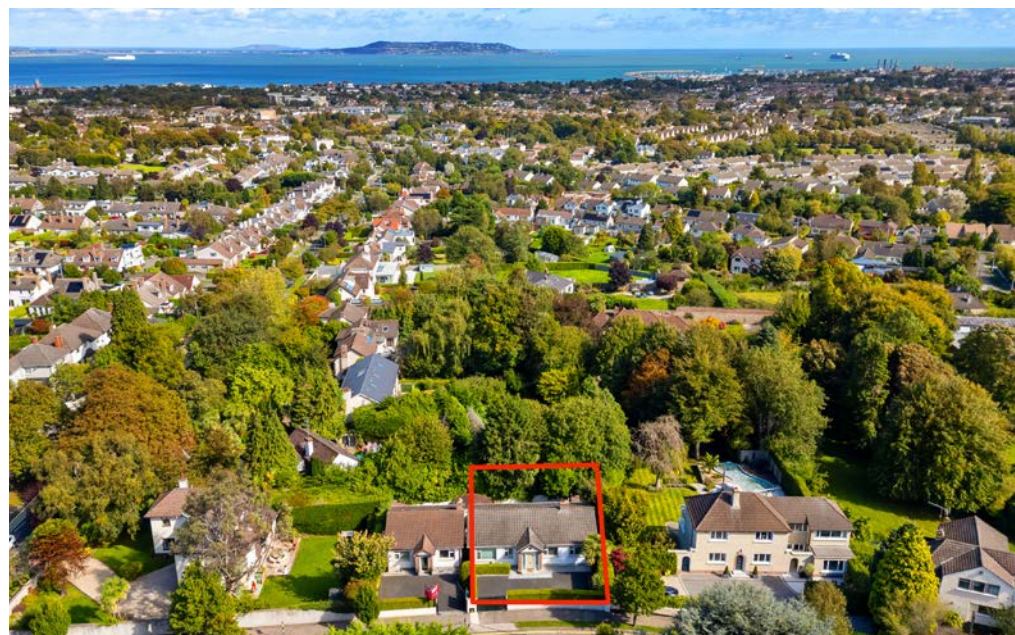
Approx. 108 sq. m / 1,162 sq. ft.  
(plus approx. 115 sq. m / 1,237 sq. ft. additional space on the lower ground floor)

## BER

BER: B2 | BER No: 102945086 | Energy Performance Indicator: 2109.64 kWh/m<sup>2</sup>/yr

## VIDEO

Click link below to view virtual tour







## GARDENS & LOCATION

The private garden to the front of the property is south facing and provides ample off- street parking. There is very useful side access via steps to the low maintenance garden below which is laid out mostly in lawn and patio area. There are also two sheds, ideal for storage or indeed one could be used as a home office as required.

Granville Lodge provides easy access to Booterstown, Monkstown and Blackrock Village with its wide variety of shopping facilities including two shopping centres. When driving, the N11 is a moment's notice from your doorstep

and the QBC bus routes running along the N11 providing easy and swift public transport to the City Centre.

There is an excellent choice of a number of primary and secondary schools in the area to include Sion Hill School, Blackrock College, Willow Park School, St Michaels College, St Andrews, Mount Anville, Scoil St Theresa, Colaiste Eoin & Iosagain to name but a few.

For leisure and recreation, residents can avail of nearby Blackrock Park, Blackrock Bowling and Tennis Club, Elm Park Golf and Sports Club, UCD Sport & Fitness Centre, and

West Wood Club. The scenic coastline at Seapoint, with its Martello Tower and popular coastal walks toward Dún Laoghaire's East and West Piers, offers further enjoyment just minutes away.

### LOCATION MAP

Click below to view the location map for 1A Granville Lodge





## VIEWING

By appointment with Knight Frank.

## CONTACT



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## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

**KnightFrank.ie**

T: +353 1 634 2466

E: [residential@ie.knightfrank.com](mailto:residential@ie.knightfrank.com)

# FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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## CONDITIONS TO BE NOTED

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