

For Sale by Private Treaty

BER D1

52 Newtown Park Avenue, Blackrock, Co Dublin



- Large rear garden approximately 0.17 Acre
- Superb convenient location opposite Church of the Guardian Angels
- Possibility of extending (subject to necessary planning permission)
- Off street parking
- Double Glazing throughout

 **Donal O Buachalla**
86 Merrion Square South, Dublin 2, Ireland

01-676 2711
gvadob.ie

Location

52 Newtown Park Avenue is located directly opposite the Church of the Guardian Angels on Newtown Park Avenue with a host of amenities nearby. Within walking distance of a wide variety of shops, cafes and restaurants in Blackrock village, and some of the finest schools in South County Dublin are all within an easy commute. The area is very well served by public transport, the number 4 bus on Stradbroke Road, QBC and DART station located at Seapoint.

Description

This is a fine 4 bedroom semidetached home with a wonderful large rear garden (approximately 0.17 acre). The property offers the discerning purchaser a superb opportunity to modernise this wonderful family home and extend (subject to necessary planning permission). Internally the ground floor living accommodation comprises hallway, guest WC, family room and open plan living and dining area with separate kitchen. There is side access to the rear garden and off street parking.

Accommodation

The approximate gross internal floor area is as follows:

Ground Floor	Sq. m
Porch	2.05 x 1.35
Hall	1.81 x 5.04
Guest WC	1.51 x 0.90
Family Room	2.53 x 4.52
Living Area	4.01 x 3.65
Dining Area	4.02 x 3.99
Kitchen	4.66 x 2.70
First Floor	Sq m
Bedroom 1	2.66 x 5.12
Bedroom 2	3.66 x 3.50
Bedroom 3	3.98 x 3.61
Bedroom 4	2.73 x 2.59
Bathroom	2.37 x 1.68
Total Gross Floor Area Approx.	119.71 sq. m. (1,289 sq. ft.)

The above room dimensions and areas are not guaranteed or warranted by the selling agents and intending purchasers should satisfy themselves as to their correctness.



Guide Price

Excess €700,000

BER Details

BER: D1

BER Number: 110287489

Energy Performance Indicator: 246.48 kWh/m²/yr

Viewing

Strictly by appointment with the selling agent.

Contact

For further information or to view please contact:
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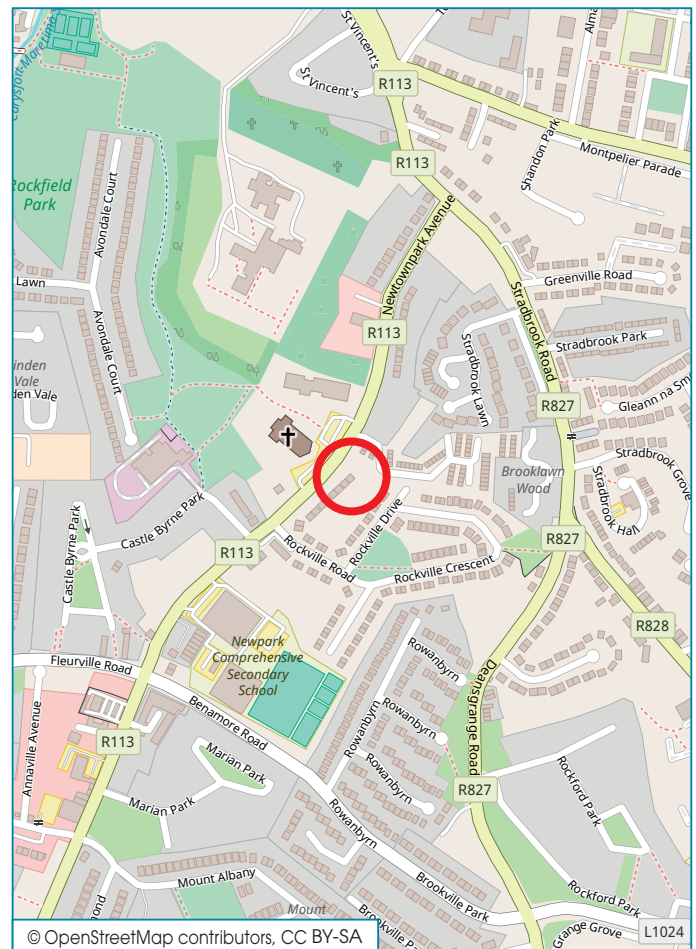


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Note: The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.