



If you are considering selling please call us today:

For a Free Valuation:

T: 01 2100 360



Ordnance Survey Ireland Licence No. AU 0066513
PSRA No. 002964 (licence)

Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
T : +353 | 2100 360 F : +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



38 Avondale Court, Carysfort Avenue, Blackrock, Co Dublin

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

38 Avondale Court, Carysfort Avenue, Blackrock, Co Dublin



Description Situated in a quiet cul de sac in the highly sought after development of Avondale Court resides this beautiful, bright and spacious (approx. 151 sq/m Plus attic) 4/5 bedroom semi detached family home. No. 38 comes to the market in excellent condition. It offers well designed, spacious family accommodation together with a delightful west facing private rear garden, whilst also offering ample potential to extend (subject to relevant planning permission).

Location Situated just off Carysfort Avenue in a quiet cul de sac position and within walking distance of Blackrock village, it has every possible amenity on its doorstep including wonderful parklands, fine dining, designer boutiques and shopping in Blackrock, Dun Laoghaire and Cornelscourt. Local schools are plentiful, as well as many outdoor activities, including local coastal walks, sailing, tennis and golf. In addition, this property is adjacent to a variety of bus routes and is only a short walk to Blackrock DART station offering easy access to and from the city centre and surrounding suburbs. A selection of South Co Dublin’s finest schools and colleges are also within easy reach.

Viewing is highly recommended!

Features

- Bright and spacious accommodation
- Glorious and private west facing rear garden
- Quiet cul de sac setting
- Converted attic.
- PVC double glazed windows throughout
- Beautiful hardwood Regency panelled doors throughout
- Security alarm system
- Gas fired central heating
- Off street car parking for two vehicles
- Excellent choice of Primary & Secondary Schools
- Adjacent Blackrock Village
- Within a 10 minute walk to the DART at Blackrock
- Adjacent N11 & M50 road networks
- Nearby bus routes include 7, 7A, 45, 17, 114
- Definite potential to extend (subject to p.p.)
- Side access to rear garden

Asking Price

€720,000



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Negotiator

Andrew Allen MIPAV MCIE.

Floor Area

Approximately 151 sq/m

Notes:



Accommodation

Entrance Hall: 6.67m x 1.68m: Very spacious and bright hallway with luxury slate effect tiled floor:

Bedroom 5/ TV Room: 4.71m x 2.48m: Fine bright double bedroom/TV room to the front of the property TV point. Door to...

En Suite: 1.88m x 1.34m: White coloured three piece suite comprising w.c.; w.h.b. and walk inshower unit with 'Mira Supreme' electric pump shower.

Kitchen/Dining Room: 8.25m x 4.01m: Fitted kitchen with extensive range of oak wall and floor units.Very bright room with double doors to rear garden. Broadband access point.

Guest WC: With wc and whb.

Lounge: 4.45m x 3.36m: Feature timber mantle with cast iron inset. Solid timber floors.

Upstairs: A return stairway leads to a very spacious landing with hotpress with ample storage and dual immersion. Second staircase to attic.



Bedroom 1: 3.66m x 3.64m: Built in wardrobes.

Bathroom: 2.52m x 2.1m: Brand new, modern and bright bathroom incorporating a three piece white coloured suite comprising w.c.; w.h.b. and bath with telephone shower attachment, walk-in shower unit with 'Mira 88' electric pump shower.

Bedroom 2: 3.53m x 3.66m: Solid timber floor: Built in wardrobes.

Bedroom 3: 3.78m x 2.71m: Built in wardrobes.

Bedroom 4: 2.98m x 2.82m: Solid timber floors.

Attic: 4.12m x 3.6m: 2 x Velux windows.

Outside

A glorious and private west facing rear garden (15m x 10m) is complimented by off street parking for up to three cars to the front. Side passage runs between both.

