

For Sale

Asking Price: €875,000



2 Oakley Park, Blackrock,
Co. Dublin, A94 A4Y6



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BER D2



An unrivalled opportunity to acquire a well-presented four-bed dormer bungalow situated in this highly regarded mature development located just off Carysfort Avenue in the heart of Blackrock. No. 2 Oakley Park boasts one of the widest and longest sites within the development with the garden to the rear benefiting from a south westerly aspect to the side flooding the garden in sunlight.

This family home offers wonderfully bright, generously proportioned accommodation presented in good decorative order throughout inviting the purchasers to literally walk in and hang their coats. 2 Oakley Park is situated in a quiet mature cul-de-sac development and is approached by a pillared gated entrance opening on to a driveway providing excellent off-street parking. The remainder of the wide front garden is laid out in lawn bordered by colourful planting and mature hedging, gated side access leads from here to the sunny rear garden.

Internally a porched entrance opens into a welcoming reception hall with understairs storage, to the right a large living room overlooks the front garden. To the opposite side of the entrance hall is a double bedroom also overlooking the front. To the rear of the property are two further bedrooms with the main bedroom availing of an excellent range of fitted wardrobes. A kitchen/breakfast room overlooks and opens into the sunny rear garden. A shower room completes the accommodation at this level. On the first floor is a further double bedroom. A large attic space offers vast potential for conversion should one desire.

The location of Oakley Park needs little introduction, being within strolling distance of Blackrock and Stillorgan villages with their many amenities and facilities including boutique shops,

restaurants, coffee shops, shopping centres, and Cinema. Transport links are well catered for with the QBC on the N11 and DART at Blackrock offering great access to Dublin city centre and beyond. The area is surrounded by some of Dublin's premier schools to include Carysfort and Holly Park National Schools, Willow Park, Blackrock College, St Andrew's, Loreto Foxrock, and Mount Anville as well as Smurfit Business School and UCD.

SPECIAL FEATURES

- Wide front garden and large rear garden
- Attic space offering vast potential for conversion
- Rear garden availing of a south-westerly aspect to the side.
- Lovingly maintained accommodation extending to c. 110 sqm (1,184sq.ft.)
- Excellent off-street parking
- Well served by public transport including DART at Blackrock and QBC on N11
- Within easy reach of Blackrock & Stillorgan Villages
- Surrounded by a host of highly regarded primary and secondary schools.
- Gas Fired central heating.

ACCOMMODATION

Porched entrance With sliding patio door, tiled floor, glazed panel door opening into;

Entrance Hall With timber floor, dado rail downstairs, storage, shelved storage; door to

Living Room With solid timber flooring, ceiling coving, centre rose, timber fireplace with slate insert and marble hearth, picture window overlooking the front

Bedroom 1 With solid timber floor, excellent range of fitted wardrobes, picture window overlooking the rear

Bedroom 2 With laminate flooring and window overlooking the rear

Kitchen/Breakfast Room With matt finished wall and base units, tiled splash backs, single bowl sink, Hotpoint dishwasher, Zanussi washing machine, Zanussi cooker with extractor over, Zanussi fridge freezer, breakfast bar with seating, shelved hot press with dual immersion, digital controls for central heating, window overlooking the rear and door to rear garden

Shower Room With partially tiled walls, shower cubicle with Mira Elite SE shower, wc, wash hand basin, window to side

Bedroom 3 With solid timber flooring, excellent range of fitted wardrobes and drawers, large picture window overlooking the front

Bedroom 4 With window to side, door to railed storage

Attic Large attic space offering vast potential for conversion

GARDEN

The garden to the rear is a particular feature of this home being one of the largest within the development measuring approx. 21 m (69 ft) in length. The garden has a walled boundary and is laid out mainly in lawn bordered by mature planting, shrubbery and hedging. Due to the south westerly aspect to the side the garden is flooded in sunlight. A purpose-built outhouse offers excellent garden storage and houses the gas boiler.

BER

BER D2, BER No. 101743961

Energy Performance Indicator: 268.19 kWh/m²/yr



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