

For Sale

Asking Price: €1,000,000

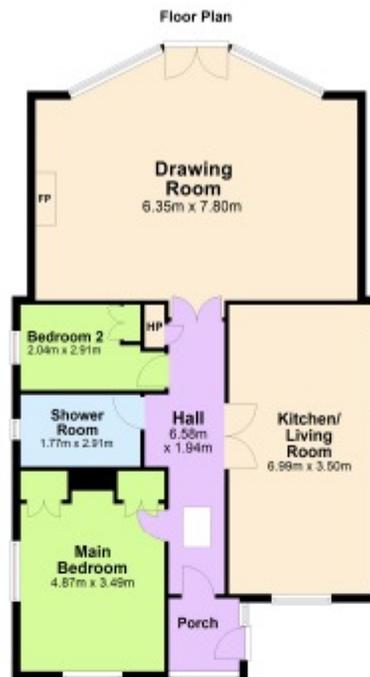


4 Temple Crescent, Blackrock,
Co. Dublin, A94 NT38



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BER D2



An outstanding opportunity to acquire this charming, detached bungalow situated in an immensely private setting on this quiet highly regarded road that runs between Monkstown Road and Seapoint Avenue within easy reach of the villages of Blackrock and Monkstown as well as the seafront and DART.

The property is approached by a sliding electric timber gate opening on to a front garden that is laid out with paving and decorative stone bordered by mature planting and shrubbery. Gated access to either side of the property leads to the immensely private rear garden.

Upon entering the home, the beautifully presented accommodation comprises a porched entrance opening into a bright welcoming reception hall with Velux rooflight, to the right glazed panel double doors open into an open plan living room/kitchen with dual aspect windows, a living space overlooks the front and a contemporary kitchen with integrated appliances and granite worktops has a window overlooking the side. To the rear of the property a beautiful drawing room has a feature curved window with double doors opening into the immensely private manicured rear garden. To the left of the reception hall a double bedroom with fitted wardrobes overlooks the front, a further bedroom also offers fitted wardrobes. A shower room completes the internal accommodation.

4 Temple Crescent, located between Monkstown Road and Seapoint Avenue and is conveniently situated within walking distance of the villages of Blackrock and Monkstown, where residents are spoilt for choice with a plethora of trendy eateries and chic boutiques. Recreational amenities are in abundance in

the nearby environs with swimming at Seapoint, sailing facilities are provided in the four Yacht Clubs in Dun Laoghaire, tennis in Monkstown Lawn Tennis Club and Blackrock Tennis Club and scenic coastal walks are to be enjoyed along the West and East Piers. For more extensive shopping facilities, Blackrock and Dun Laoghaire are both close by. Public transport is excellent with Dart station located at the end of the road and the QBC also close by.

SPECIAL FEATURES

- Charming, detached bungalow
- Immensely private setting
- Manicured garden to front and rear
- Well-presented accommodation extending to c. 104sq.m (1,216sq.ft)
- Off-street parking behind sliding electric gate.
- Ideally situated within an easy walk of Blackrock & Monkstown Village, the seafront and Dart.
- Excellent public transport including DART and bus
- GFCH

ACCOMMODATION

Floor Area: 104sq.m. / 1,119sq.ft. approx.

Porched Entrance With picture window overlooking the front, tiled floor, digital alarm, glazed panel door opening into;

Reception Hall With ceiling coving, Velux roof light, door to shelved hot press with dual immersion, dual glazed panel doors opening into;

Open plan living/kitchen

Living Space With ceiling coving, picture window overlooking the front, cast iron gas stove set on tiled base

Kitchen With ceiling coving, tiled floor, fitted kitchen with granite worktops and upstands, integrated Bosch dishwasher, integrated Indesit washer/dryer, integrated Bosch fridge freezer, integrated double Bosch oven, four ring Bosch electric hob with extractor over, Ideal gas boiler, window to side

Drawing Room With steps down, feature curved windows overlooking the rear garden, double doors opening to the rear, ceiling coving, feature marble fireplace with marble insert and hearth and gas fire.

Bedroom 1 With dual aspect windows overlooking the front and side and excellent range of fitted wardrobes

Bedroom 2 With window overlooking the side and fitted wardrobes

Bathroom With tiled floor, partially tiled walls, wc, wash hand basin, quadrant shower, heated towel rail, hatch to attic

GARDEN

The immaculate garden is a particular feature of this home and is not overlooked in anyway. A paved and gravelled area spanning the width of the home offers the ideal location for entertaining and BBQs on long summer evenings. The remainder of the rear garden is laid out in lawn bordered by an abundance of planting shrubbery and trees with a Barna shed for storage. The garden has a walled and fenced boundary and measures approx. c. 14m (46ft) in length.

BER

BER D2, BER No. 119202653

Energy Performance Indicator: 282.95 kWh/m²/yr



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