

For Sale

Asking Price: €750,000



31 Newtown Park, Blackrock,
Co. Dublin, A94 D6V6



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BER C3



Number 31 is a fine 4-bedroom semi-detached home with a superb southwest facing rear garden. This well-maintained family home requires some updating. It is ideally located close to Dunnes Stores, the popular Volpe Nera Restaurant, sports facilities, schools and other local amenities.

On entering there is a bright glass panelled porch and glass hall door leading into the property. To the left there is a large living room with open fireplace perfect for family gatherings. To the back of the house there is a second reception room with fireplace and window overlooking the rear garden. To the rear is the kitchen with door to the garden and side passage.

Upstairs there are two large double bedrooms, one slightly smaller double bedroom and one good single bedroom, along with the main family shower room.

To the front of the house there is the all important off-street parking and side garage ideal for conversion. The property is superbly located within walking distance of Blackrock village with its many shops, boutiques, restaurants, coffee shops, hospitals and two shopping centers. Transport links include the N11, QBC, Rock Road and the DART offering seamless access to Dublin city Centre and beyond. Many excellent national and secondary schools are close by.

Viewing is highly recommended.

SPECIAL FEATURES

- Four bedroom family home.
- Measuring 119sqm - including the garage.
- Private southwest facing rear garden.
- Great location close to amenities.
- GFCH
- Garage suitable for conversion.
- Off-street parking.

ACCOMMODATION

Porch Glass panelled porch with tiled flooring and wall mounted light fitting.

Entrance Hallway Glass panelled hall door leading to bright hallway. Carpet flooring, light shade. Cloak room area with coat hooks.

Living Room Bright spacious living room with large window overlooking front garden. Tiled open fireplace, alcoves with shelving and light fittings.

Sitting Room/Dining Room Dining room with gas fireplace, carpet flooring, window overlooking rear gardens.

Kitchen Wall and floor hung units, vinyl flooring. Large window overlooking garden and side door leading to side passage and garden.

Stairs and Landing Carpet stairs with large window on the return. Landing with hot press and storage.

Bedroom 1 Double bedroom with large window, tiled fireplace, built in wardrobes, fitted carpet.

Bedroom 2 Double bedroom, large bright window, fitted carpet.

Bedroom 3 Double room, fitted carpet, window overlooking garden.

Bedroom 4 Single bedroom, fitted carpet, window overlooking garden.

Bathroom Large family bathroom with window, floor to ceiling tiles, wash hand basin, wc, bath with Triton electric shower, vanity unit.

GARDEN

The private rear garden is real feature of this family home. It is completely private and not overlooked, mainly laid in lawn with lovely mature trees at the rear with nice hedging and shrubbery. It is a lovely safe haven for children to play, enjoy the lovely southwesterly aspect of sunshine all day long and could be the ideal place for entertaining and dining al fresco. There is also side access leading to the front.

To the front there is a small garden with a lawn, hedging and driveway which provides off-street parking.

BER

BER C3, BER No. 117241570

Energy Performance Indicator: 221.81 kWh/m²/yr



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