

For Sale

Asking Price: €915,000

Sherry
FitzGerald



44 Wynberg Park, Blackrock,
Co. Dublin, A94 T8K3

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BER D2





Sherry FitzGerald are proud to present 44 Wynberg Park to the market for the first time since it was built in 1960. This fine four-bedroom, semi-detached home with part red brick façade is located in a quiet, mature, cul-de-sac. It is situated in a lovely enclave of family homes within striking distance of a host of amenities in Blackrock and walking distance of Monkstown and the seafront.

The property briefly comprises entrance porch which leads into a welcoming entrance hallway with a storage cupboard and guest wc under the stairs. There are two bright reception rooms to the left, a sizeable living room has a feature marble fireplace with sliding doors leading through into the similar sized dining room. This room has sliding doors leading to the very large sunroom, with a feature dome glazed ceiling which has sliding doors leading to the rear garden. There is a sizeable kitchen/breakfast room with a door to the sunroom. To the front right of the property there is another reception room which could be a family/ tv room, study, playroom.

Upstairs, you have the landing with the hot press and access to the attic. There are four light-filled bedrooms three doubles, two of which have good built-in wardrobes, and a good sized single bedroom. A modern family bathroom completes the accommodation at first floor level.

This property has a beautiful 65 feet long rear garden. Mainly laid in lawn this is a very private and secure rear garden which is not overlooked. There are block-built store/garden sheds to the side and a side pedestrian access leading front to back of the property. The front garden provides off-street parking and there is a front lawn with mature trees and shrubs.

The location needs little introduction, it is ideally located just a short distance from Blackrock and Monkstown Villages which are home to a host of shops, restaurants as well as coastal walks. The discerning purchaser is also spoiled for choice with some of Dublin's premier primary and secondary schools within a short distance including Carysfort National School, Hollypark School, Blackrock College, St. Andrew's College, CBC Monkstown, Scoil Lorcaín and Lycée Français. Access to the city centre is seamless, with the DART at Seapoint station closeby, as well as several Dublin bus links including the 7 and 4 providing easy access to the City Centre and beyond.

SPECIAL FEATURES

- Fine four bedroom semi-detached home.
- Superb approx. 65-foot-long private rear garden.
- Well maintained throughout.
- Off street parking.
- Mature residential location.
- Quiet cul de sac.
- Walking distance to Blackrock and Monkstown.
- Oil Fired Central Heating.

ACCOMMODATION

Floor Area: 146sq.m/ 1,572sq.ft approx.

Porch With a lovely arch and tiled floor.

Hallway Hall door leads to a bright hallway, carpet flooring, ceiling coving and stairs to upstairs. Storage cupboard under the stairs.

Guest WC Understairs wc and wash hand basin.

Living Room Lovely bright room to the front with marble fireplace, carpet flooring, ceiling coving and sliding doors to

Dining Room A bright reception room with carpet flooring, fireplace, ceiling coving and sliding glazed doors to the sunroom.

Family Room Nice, bright room at the front of the house which could be used as a home office / study or tv room.

Kitchen/Breakfast Room Good sized with a range of wall and floor units and worktops, sink unit, cooker, fridge and dishwasher there are two windows, one looking into the sunroom with another over the garden and a door leading to the sunroom.

Sun Room Lovely and bright, fully glazed with a domed roof and tiled floor. There are sliding doors leading to the rear garden.

Landing With hot press and access to the attic.

Bedroom 1 Large double bedroom to the rear with carpet flooring, window over the rear garden and good range of built-in wardrobes.

Bedroom 2 Another double bedroom to the front with carpet flooring, window over the front garden and good range of built-in wardrobes.

Bedroom 3 Single bedroom to the front with carpet flooring and window over the front garden.

Bedroom 4 Double bedroom to the side with carpet flooring and window over the front garden.

Bathroom Modern bathroom which is fully tiled with bath, walk-in shower, wash hand basin and wc, two windows and recessed lighting and chrome heated towel rail.

GARDEN

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BER

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