

BER A2



57a Meadowvale  
Blackrock, Co. Dublin

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INTERNATIONAL REALTY



## 57a Meadowvale, Blackrock, Co. Dublin

### Features

- Newly built detached family homes extending to approximately 133 sqm (1430 sq. ft)
- Impressive A2 energy rating
- Magnificent open plan kitchen/living/dining room to the side with vaulted ceiling
- Triple glazing
- High end integrated appliances included in the sale
- Three beautifully fitted bathrooms
- Option to use sitting room to front as fourth bedroom
- Underfloor heating
- Zoned GFCH Air to water heat pump system
- Private sunny rear garden
- Off street car parking
- Facility for an Electric Charge point.
- Pedestrian gate.

Nestled off Clonkeen Road in a quiet yet highly convenient location, this stunning detached A-rated family home offers an ideal blend of modern living and stylish design. Spanning approximately 133 sqm (1430 sq. ft), the property boasts an impressive A-rated BER and features beautifully decorated interiors with high-end finishes, creating a truly comfortable living environment.

As you enter, you are welcomed by a bright and inviting entrance hall, complete with elegant parquet flooring and sophisticated wall panelling. The ground floor includes a cosy living room with wide plank timber floors, recessed lighting and an abundance of natural light from windows and distinctive glass blocks, creating a warm and welcoming atmosphere. The heart of the home lies in the expansive open-plan kitchen, living and dining area, offering a seamless blend of style and function. The kitchen features bespoke cabinetry, quartz countertops, integrated appliances, and luxurious brass hardware. The adjoining living and dining area impresses with a vaulted ceiling, beautiful parquet floors, triple-aspect light and garden access through side doors, making it a perfect space for both relaxation and entertaining. A guest WC completes the ground floor, ensuring practicality and convenience for both family and guests. Upstairs, the principal bedroom suite offers a peaceful retreat, with a large window overlooking Clonkeen Park and an exquisite ensuite bathroom featuring elegant finishes. Two additional bedrooms, both with wide plank timber flooring share a luxurious family bathroom with premium fittings and sophisticated design. A bright landing area with a large skylight and mirrored closet further enhances the sense of space and light.

Outside, the garden is laid to lawn and illuminated by outdoor lighting, with off-street parking available. A side passage offers easy access to the front, making this home as practical as it is beautiful.

With Clonkeen Park on its doorstep, the location would be difficult to better with a whole host of local amenities within walking distance of the property – Deansgrange, Cabinteely and Cornelscourt villages offering libraries, shops, restaurants, pharmacies, etc. The 100 acres of parkland at Cabinteely Park and Foxrock village are also within walking distance while still being only a short drive from the M50 motorway. The new cycleways in and around Deansgrange will offer even further accessibility options in the area. Renowned schools in the area abound including; St. Brigid's boys and girls national school, Hollypark boys and girls national school, Monkstown Educate Together school, Lycée Francais D'Irlande, Clonkeen College, Loretto Foxrock and CBC Monkstown to name but a few. The QBC is available within walking distance on the N11 making access to the city centre extremely convenient and the Aircoach is also close by ensuring easy connectivity to the city and beyond. The new cycle/foot bridge in Clonkeen Park now offers access to Pottery Road area and businesses within minutes.









## Accommodation

**Entrance Hall** 2.0m x 5.4m (6'7" x 17'9") With corner window, parquet flooring, part panelled wall and door to large under stair storage area

**Guest W.C** 1.94m x 1.9m (6'4" x 6'3") With parquet floor, smartly fitted bathroom, feature vanity whb with storage underneath, w.c. panelled wall, wall mounted back lit mirror, frosted window to the side and feature glass blocks to the front

**Sitting Room** 2.9m x 5.0m (9'6" x 16'5") With wide plank timber floor, window to front, window to side, feature glass block and recessed down lighting. This could be used as a fourth bedroom if so desired.

**Kitchen Area** 5.0m x 2.6m (16'5" x 8'6") Beautifully fitted contemporary style kitchen with quartz work surfaces and upstands by Portlaoise stone, gold hardware, integrated Normende fridge/freezer, pull out drawers, undermounted stainless steel sink unit with feature brass mixer tap and beautifully fitted bespoke larder press with excellent shelving and drawers, Dietrich electric oven and Dietrich combi microwave

oven, Faber four ring induction hob with down draft extractor, excellent range of drawers, extensive use of panelling, beautiful brass light fittings, underlit shelving area, window overlooking rear garden and parquet flooring

**Living Dining Room** 3.9m x 9.2m (12'10" x 30'2") Most impressive open plan room with beautiful parquet floor, vaulted ceiling recessed down lighting, filled with natural light, filled with natural light via triple aspect, access to the garden from side doors, two windows to the rear and two windows to the side

### First Floor

**Landing** With pull down ladder to attic, large skylight and sanitised window to the side and mirrored door to closet with water tank

**Principal Suite** 5.0m x 2.9m (16'5" x 9'6") With wide plank flooring, large window overlooking the front with views towards Clonkeen park and door to

**Ensuite Bathroom** Beautifully fitted with tiled floor, fully tiled shower enclosure with Monsoon style head, telephone shower attachment over, vanity whb with storage underneath, w.c.

frosted window to the side and feature glass blocks to the front

**Family Bathroom** Luxuriously appointed with fully tiled floor and walls, corner shower enclosure with monsoon style head and telephone shower attachment, oversized vanity whb with storage underneath, w.c. mirror, frosted window to the side and feature glass blocks to the front

**Bedroom 2** 3.47m x 2.7m (11'5" x 8'10") With wide plank timber floor, window overlooking rear garden

**Bedroom 3** 3.2m x 2.7m (10'6" x 8'10") With wide plank timber flooring, window to the rear, frosted window to the side and feature glass blocks

## BER Information

BER: A2.

## Eircode

A94P8X5









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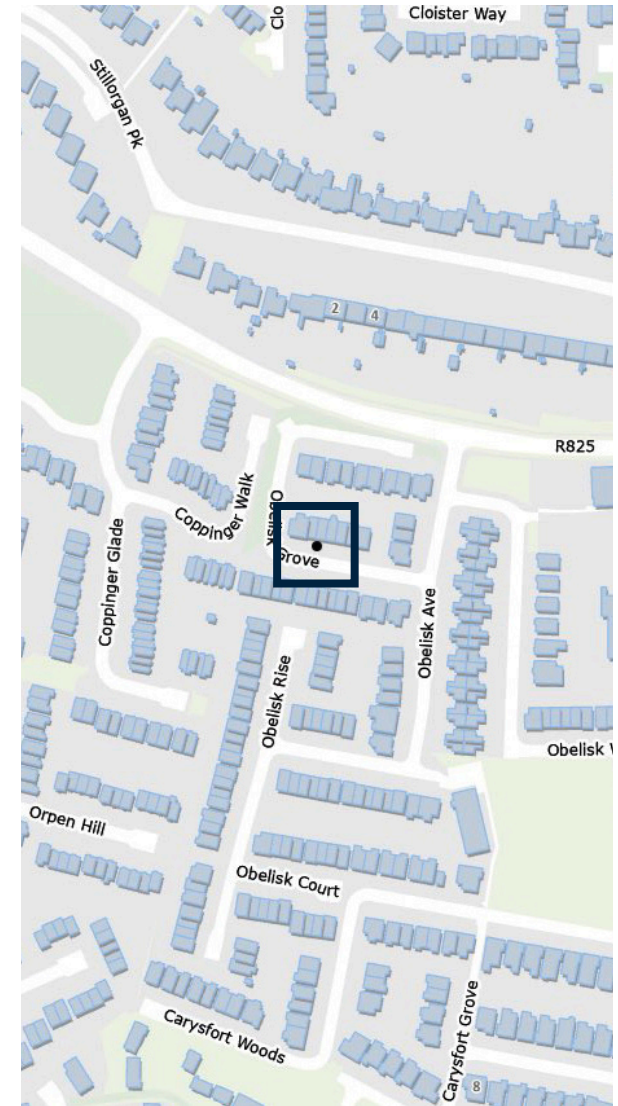
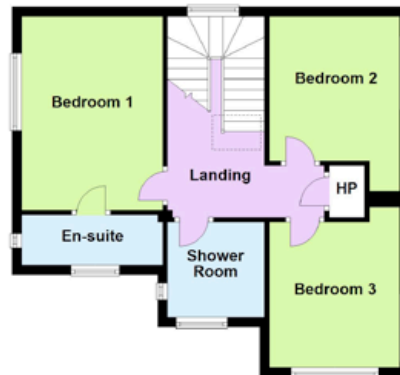
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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