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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin  
 T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



37 Marian Park, Blackrock, Co Dublin

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## For Sale by Private Treaty

# 37 Marian Park, Blackrock, Co Dublin

### Description

Allen & Jacobs is delighted to bring this wonderfully presented 3 bed mid terrace family home to the market. In a quiet cul de sac position and adjacent to a large open green, no.37 has the added benefit of a very large (19 m) rear garden. The bright and spacious accommodation of 85 sq.m/ 915 sq. feet briefly comprises reception hall, living room, dining room, kitchen, three bedrooms, family bathroom & wc.

### Location

The property benefits from a supremely convenient location off Newtownpark Ave. The Q.B.C. on Stillorgan Road is a ten minute walk away, whilst Blackrock DART station is also close by, ensuring excellent access to and from the city centre and surrounding suburbs. The educational requirements of the local children are well catered for with a selection of South Co Dublin's finest school and colleges within easy reach including Hollypark National School, Guardian Angels National School, Loreto Foxrock, Blackrock College, UCD and The Smurfit Business School. Likewise shopping facilities are well catered for with Stillorgan and Blackrock Shopping Centres and The Dundrum Town Centre just a short distance away.

### Features

- Double glazed windows throughout
- Oil fired central heating
- Hooked up to gas mains
- Landscaped rear garden
- Quiet cul de sac location
- Adjacent to green
- DART and QBC within easy walking distance
- Beautifully presented throughout



### Accommodation

#### Ground Floor

Entrance Hall: 3.75m x 1.87m:

Living Room: 3.79m x 3.76m: Feature open fireplace with timber mantle.

Dining Room: 4.14m x 2.45m: With fitted units and hot-press.

Kitchen: 3.3m x 2.00m: With wall and floor units. Door to rear garden.

#### First Floor

Landing: 2.22m x 1.95m: With fitted storage press.

Bedroom 1: 3.8m x 3.8m:

Bedroom 2: 3.8m x 2.46m: Built in wardrobes

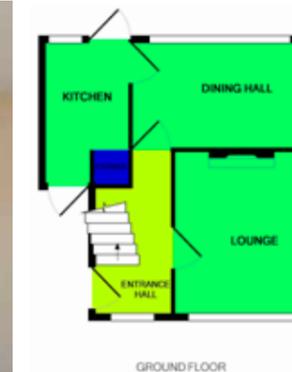
Bedroom 3: 2.72m x 2.5m: Built in wardrobes.

Bathroom: 1.7m x 1.42m: With whb and bath with electric shower.

WC

### Outside

Beautiful, landscaped and low maintenance, private rear garden measuring approximately 19m.



For Identification Purposes Only/Not To Scale  
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### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
t : 2100360 f : 2789494  
e : info@allenandjacobs.ie  
w : allenandjacobs.ie

### Notes:

### Negotiator

Andrew Allen MIPAV MCEI