



Ardglas

Avoca Avenue, Blackrock



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Features

- Substantial detached family home standing on approximately 0.2 of an acre
- Large south-facing rear garden
- Well-proportioned accommodation extending to approximately 239 sqm (2,573 sqft) plus an additional 12 sqm (129sqft) in the attic
- An ideal modernisation opportunity for the discerning purchaser
- Situated on one of South County Dublin's most highly regarded avenues
- Excellent transport links on your doorstep including the Dart and the nearby QBC
- Oil-fired central heating
- Commanding a prime position within walking distance of Blackrock village with its wide array of shops and shimmering shoreline just a short stroll away
- Fitted carpets, curtains and kitchen appliances included in the sale
- Excellent off-street car parking

Welcome to Ardglass - a rare opportunity to acquire a substantial detached family home standing on a very impressive site of approximately 0.2 of an acre on the sunny southern side of the highly regarded Avoca Avenue, Blackrock. Ardglass boasts well-proportioned accommodation extending to approximately 239 sqm (2,573 sqft) plus an additional 12 sqm (129sqft) in the attic conversion providing a tremendous opportunity for the discerning purchaser to transform this property into a magnificent family home. With its versatile layout over three levels, this property presents a fantastic opportunity for a complete modernisation from open-plan living spaces to bespoke finishes, the possibilities are endless.

Embrace the opportunity to customise every aspect of your living space from the kitchen to the bathrooms and to create a sanctuary that reflects your own unique style and taste. The large gardens are particularly private with an abundance of mature shrubs, trees and plants, and boasting the perfect southerly aspect to the rear for all day-long sunshine.

The location is simply unrivalled being situated within a short stroll of Blackrock village, the coast and the Dart, and is close to some of south county Dublin's most highly regarded schools including: Willow Park, Blackrock College, St. Andrew's, Dominican College Sion Hill, Booterstown National School, Carysfort National School, Muckross Park, St. Teresians, Coláiste Eoin and Coláiste Íosagáin, to name but a few. UCD is close at hand at both the Smurfit business campus on Carysfort Avenue and the Belfield campus on the N11.

There is an abundance of recreational amenities close by with many pleasant coastal walks within the area and further walks available at Blackrock Park, Carysfort Park and Rockfield Park. There are many tennis, fitness, rugby, GAA and soccer clubs available within the vicinity. Transport options are second to none with the Dart available at Blackrock and the QBC available with a short stroll on the N11 along with the Aircoach making access to the airport extremely convenient. The M50 is close at hand opening up the national road network.



Accommodation

Entrance Hall: 2.3m x 5.73m (7'7" x 18'10") With maple timber floor and door to understair storage

Living Dining Room: 4.8 x 8.4 (15'9 x 27'6) (max measurements) Dual-aspect rooms with window to the front, fireplace with carved timber surround, marble inset, window overlooking rear and recessed down lighting

Wet Room: 2.32m x 3.1m (7'7" x 10'2") With shower, w.c, whb and window to front

Play Room: 3.6m x 3.58m (11'8 x 11'7) with window to the front and side

Guest W.C

Kitchen: 3.65m x 4.5m (12' x 14'9") Fitted with a range of floor and eye-level units, fridge/freezer, freestanding double oven, one-and-a-half bowl stainless steel sink unit, dishwasher, window overlooking rear and archway through to

Inner Hallway

Sitting Room: 3.3m x 4.86m (10'10" x 15'11") With two windows overlooking garden and recessed down lighting

Utility Room: 1.7m x 2.56m (5'7" x 8'5") With built-in cupboard space

Lobby Area: 1.63m x 3.26m (5'4" x 10'8") With tiled floor, plumbed for washing machine and dryer

First Floor

Bedroom 1: 4.33m x 5.0m (14'2" x 16'5") With window to front, good range of built-in wardrobes, ensuite shower room with bath

Landing: With door to hot press

Bedroom 2: 2.45m x 3.7m (8' x 12'2") With window to the front

Bedroom 3: 2.56m x 3.60m (8'5" x 11'10") With window to the side with built-in wardrobes

Bedroom 4: 3.35m x 3.245m (11' x 10'8") With window to the rear with built-in wardrobes

Bedroom 5: 3.667 x 2.43m (3.667 x 8') With window to the rear with built-in wardrobes

Bathroom: Comprising bath with shower over, w.c, pedestal whb and frosted window to the side

Attic Conversion: 2.9m x 4.1m (9'6" x 13'5") With door to storage and Velux roof light

BER Information

BER: G. BER No: 113240097

EPI: 524.06 kWh/m²/yr.

Eircode

A94 V3W9





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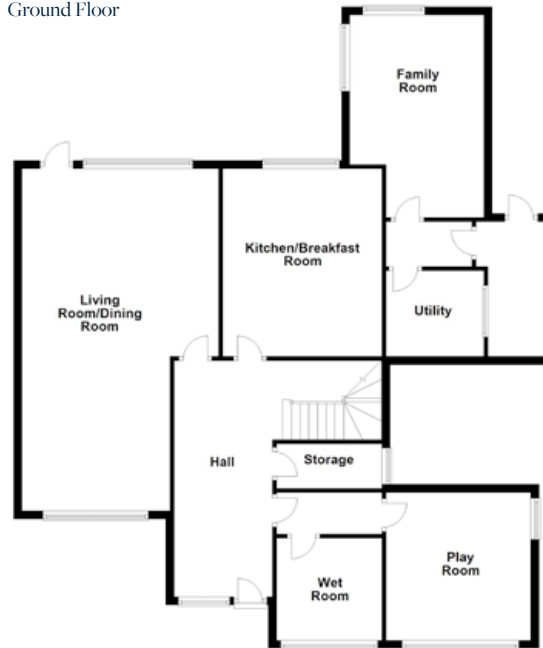
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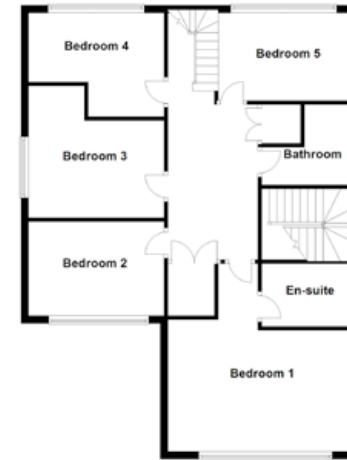
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FLOOR PLANS Not to scale - for identification purpose only.

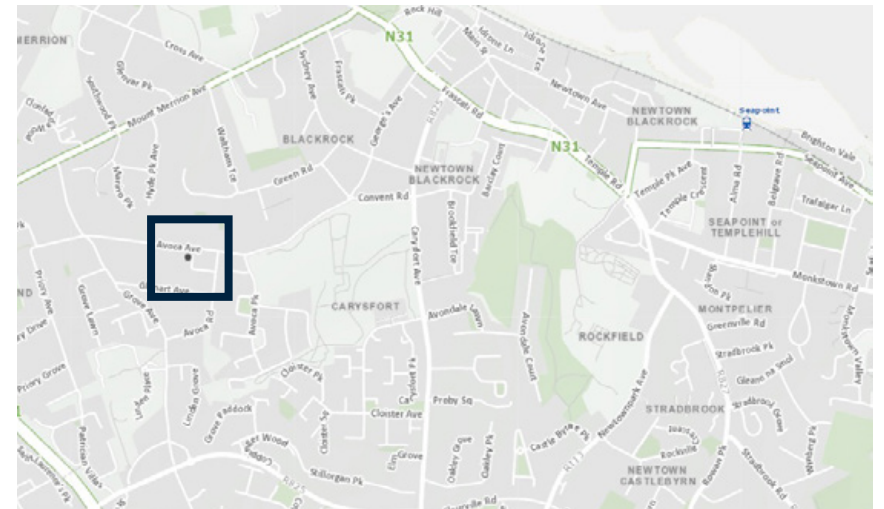
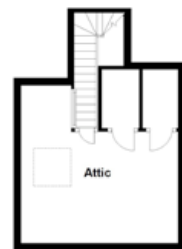
Ground Floor



First Floor



Second Floor



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