



30 Holly Park Avenue, Blackrock, Co. Dublin.



Sales and Lettings





## For Sale by Private Treaty

An inviting, spacious detached four bedroomed family home which has been lovingly maintained over the years and where a welcoming and comfortable ambience pervades throughout. It is proudly set amid mature gardens with an enviable high degree of privacy and seclusion; everything a family home should be!

Situated off Newtown Park Avenue, this home is an established and highly regarded residential location with a range of schools including Holly Park National School, Lycee Francais D'Irlande, Loreto Foxrock and Blackrock College closeby and both the Smurfit Business School and University College Dublin are easily accessible.

Blackrock Vill age with two shopping centres and a selection of restaurants, bars and cafes is nearby as too is Dun Laoghaire Town Centre with its array of amenities which include yacht clubs, marina, piers and promenade.

There are excellent public transport facilities available including a regular bus service, QBC and DART Feeder Bus to Blackrock Dart Station; the N11, Blackrock By-Pass/Rock Road, M50 and Sandyford Business Park and LUAS Park and Ride are all conveniently located.

Sporting and recreational amenities in the nearby vicinity include Newpark Sports Centre, St Augustine's Park Swimming Pools, Leopardstown Racecourse, Westwood Fitness Centre, Stillorgan Cinema and Leisureplex.



## Features Include

- Bright, well maintained accommodation c. 126 Sq. M (1,357 Sq. Ft.)
- Spacious and well proportioned interior with flexible layout
- Fitted carpets, blinds, curtains and kitchen appliances namely oven, hob, fridge/freezer, washing machine and dishwasher included in the sale
- Gas Fired Central Heating
- Replacement PVC double glazed windows
- Phonewatch Burglar Alarm System
- Potential to extend/remodel, subject to planning if required.
- Off Street Parking
- Mature gardens which enjoy a coveted high degree of privacy
- Enviable location close to Blackrock and easily accessible to the N11, QBC, M50 and DART



# Accommodation

- Reception Hallway:** 5.78m x 2.18m, PVC entrance door with glass inset, part timber sheeted ceiling with recessed lighting, large hanging cloaks cupboard, digital security alarm panel, understairs storage, telephone point and double doors to
- Living Room:** 5.35m x 3.55m, with feature painted exposed brickwork, open fireplace with tiled hearth, television point, large window overlooking front garden, double doors to
- Dining Room:** 4.28m x 4.19m, with feature painted exposed brickwork, with timber mantle, open fireplace with tiled hearth, built-in storage unit with service hatch to kitchen, large window overlooking rear garden and door to
- Kitchen:** 4.36m x 3.27m, with range of built-in units, stainless steel sink unit, Beko fridge/freezer, Belling oven and hob, Bosch dishwasher, service hatch to dining room, large window overlooking rear garden, door to rear garden
- Understairs Utility/Store Area:** with range of shelving and Whirlpool washing machine

## UPSTAIRS THERE ARE FOUR BEDROOMS:

- Master Bedroom:** 4.27m x 3.55m, with range of built-in wardrobes, carpeted, pair of windows overlooking front garden
- Bedroom 2:** 3.47m x 3.13m, with built-in wardrobe, window overlooking front
- Bedroom 3:** 3.57m x 2.65m, with built-in wardrobe, window overlooking rear
- Bedroom 4:** 3.4m x 2.48m, window overlooking rear
- Bathroom:** with suite comprising bath with shower over, vanity wash hand basin with louvre doors, wc, strip lighting, ceramic tiled walls
- Attic Store:** part floored, lighting
- Outside:** To the front, off street parking on driveway leading to garage, level alwned garden area bordered with mature hedging and flowerbeds, paved pathway with gravel inset, gated side access. External security lighting.
- To the rear, extensive lawned garden with patio area and extensive mature hedging which afford an extremely high degree of privacy and seclusion. Concrete built storage shed. External security lighting.
- Garage:** with gas fired boiler

**BER Details:** E2

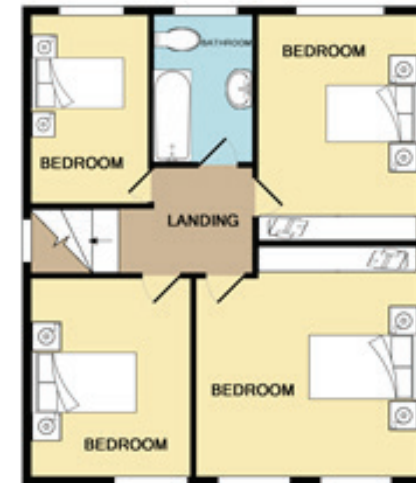
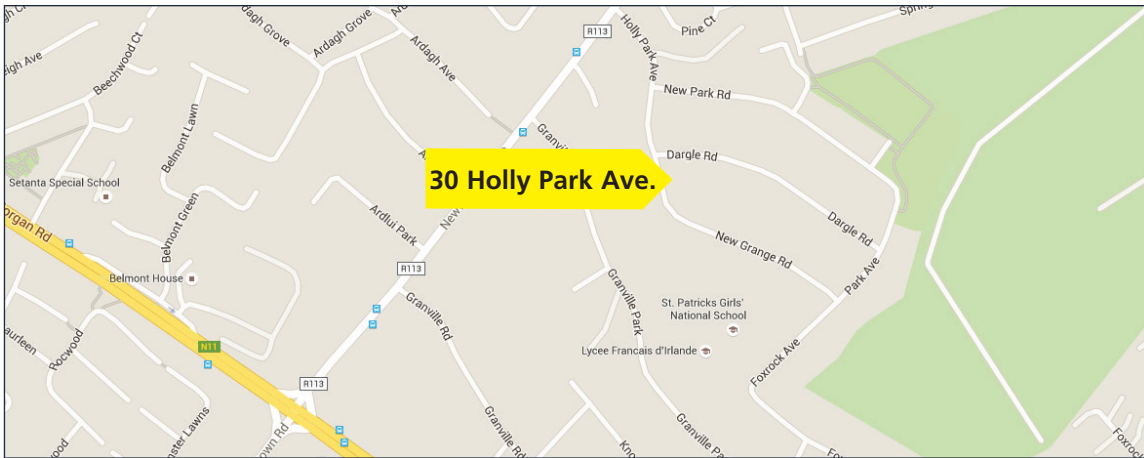
**BER Number:** 108621517

**Energy Performance Indicator:** 366.95 kWh/m2/yr

**Viewing:** **By prior appointment.**







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