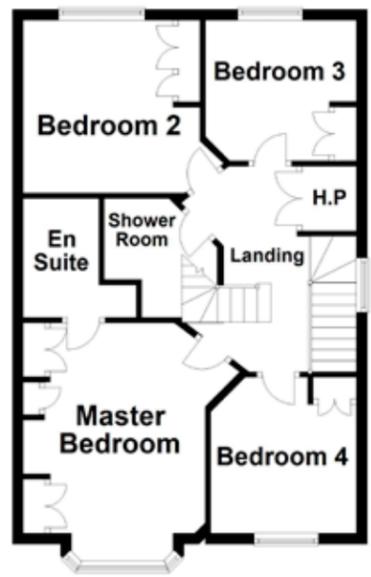
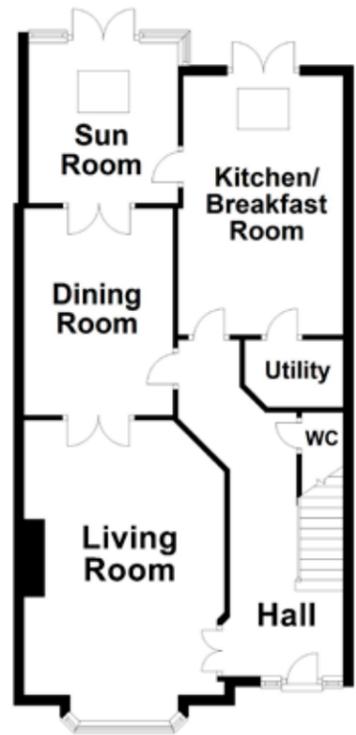




BER D1



16 Carysfort Park, Blackrock, County Dublin A94 K8K7

147 sq.m

DNG Rock Road
 Blackrock, Co. Dublin
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Negotiator:
 Georgina Magnier
 PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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16 Carysfort Park, Blackrock, County Dublin A94 K8K7

It is with great pleasure that DNG Rock Road bring to the market number 16 Carysfort Park. An excellent opportunity to acquire an attractive bay windowed semi-detached family home positioned in a hugely popular residential development just off Carysfort Avenue, and within minutes' walk of some of Dublin's finest schools as well as Carysfort Park and play ground. The generously proportioned interior has a wonderful flow and is complimented by a quiet cul de sac location opposite a communal green and ample parking.

The accommodation which measures approx 147. sq. m has been extended to the rear as well as benefiting from an attic conversion. The entrance hall with guest wc off leads to the spacious front facing reception room with double doors giving access to the dining room. The kitchen/breakfast room which benefits from a Cannon dual range 6 ring gas cooker overlooks the rear garden and has access to the utility room as well as the family room which has access to the garden.

On the first floor are 4 excellent bedrooms, the master of which has an en suite bath room off. There is also a shower room located off the landing as well as stair case which lead to the attic room.

The area needs little introduction with everything one could possibly want within walking distance, this location has proven itself as the ideal location for families. Many of Dublin's finest schools and colleges are close by including Blackrock College, St. Andrews College, Sion Hill, Colaiste Iosagain/Eoin, Loreto Foxrock, UCD and the Smurfit Business School. Public transport is extremely well catered for with the Quality Bus Corridor and Blackrock DART station both within walking distance as well as the M50 and Luas only a short drive away making the commute to the city centre all the easier.

For those who enjoy the outdoors, the impressive Carysfort Park is located within a minutes walk with a large lake, playground, mature woodland and nature areas.

Accommodation

Entrance Hall - 2.21m x 5.11m

Wood floor, ceiling coving, centre rose, under stair store, guest wc and phone point.

Guest WC - 1.76m x 0.80m

Wood floor, wc, whb and part tiled walls.

Living Room - 5.31m x 3.88m

Front facing interconnecting reception room with ceiling coving, wood floor, centre rose, bay window, feature fireplace, tv point and double doors leading to the dining room.

Dining Room - 4.00m x 2.82m

Wood floor, ceiling coving, centre rose, double doors leading to the living room and double doors to the family room.

Family Room - 3.20m x 2.56m

Rear facing reception room with large velux roof window, recessed lighting, French doors giving access to the garden and a door leading to the kitchen.

Kitchen/Breakfast Room - 3.06m x 5.02m

Slate tiled floor, part tiled walls, ample floor and eye level units, integrated Bosch dishwasher, Cannon dual range 6 ring gas cooker, recessed lighting, large velux roof window, stainless steel sink, french doors to the garden and utility room off.

Utility - 1.32m x 1.86m

Tiled floor, tiled splash back, eye level storage units, work top and plumbed for washing machine.

Landing - 3.82m x 1.07m

Wood floor, hot press, stairs case leading to the attic space and accommodation off.

Bedroom 1 - 3.89m x 3.38m (Furthest point)

Front facing master bedroom with wood floor, ample built in wardrobes, attractive bay window, TV point and en suite bathroom off.

En Suite - 2.17m x 2.09m

Fully tiled, wc, whb, recessed lighting and a corner bath with Triton T90xr shower above.

Bedroom 2 - 3.2m x 3.22m

Rear facing double bedroom with wood floor, fitted wardrobes and shelving.

Bedroom 3 - 2.79m x 2.60m

Over looking the rear garden with wood floor and fitted wardrobe.

Bedroom 4 - 2.63m x 2.89m

Front facing with wood floor and fitted wardrobe.

Shower Room

Fully tiled with wc, whb, shower cubicle and recessed lighting.

Converted Attic - 5.03m x 3.46m

Attic space which can be used for a variety of purposes with eaves storage and 3 x velux windows.

Outside

The front garden is low maintenance and benefits from a cobble locked driveway with off street parking and a pillared entrance. A side passage leads to the west facing low maintenance rear garden which is laid to lawn and bordered by flower beds.

BER: D1

BER No. 112323928

Energy Performance Indicator: 256.98 kWh/m²/yr

Features

- Superbly located 4 bed semi-detached family home c.147 sq.m
- Gas fired central heating
- Quiet cul de sac setting with a communal green to the front
- Constructed by Castlethorn Construction in the early 1990's
- Attractive bay windowed part redbrick facade
- Off street parking
- Side passage giving access to the rear garden
- Converted attic space
- Extended to the rear
- En suite master bedroom
- Only a minutes stroll to Carysfort Park and Carysfort National School
- Convenient to QBC and DART
- Surrounded by numerous schools and colleges

Viewing By Appointment

