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For Sale

Asking Price: €1,350,000

Sherry FitzGerald



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.



An attractive, detached brick-fronted family home ideally situated in a private setting on a quiet cul-de-sac, situated to the rear of this highly regarded, family orientated development built by Castlethorn Developments in 1995. Avoca Park is located within easy reach of some of the top schools in south county Dublin and is also within a short walk of Blackrock Village with its wide array of cafes, restaurants, boutiques and shopping centres as well as the seafront and DART. The property is approached to the front by a gravelled driveway with a granite cobble border providing off street parking for two to three cars and access to the garage, the remainder of the front garden planted with mature shrubbery. Gated access from here leads to the rear garden. Internally the well-presented accommodation extends to approximately 177sq.m (1,905 sq. ft) (including garage) and briefly comprises; a porched entrance with a glazed panel door opening into a welcoming reception hall with cloak room, understairs storage and guest WC. Double glazed panel doors open into a living room with a large bay, flooding the room in natural light and offering an immensely private outlook over the front, from here double doors open into a separate dining room that overlooks and opens into the rear garden and in turn opens into the family room. The family room has double patio doors to the rear garden, dual aspect windows and two Velux roof lights in the partially vaulted ceiling creating a wonderfully bright room. Off this is a kitchen breakfast room, with a utility room offering access to side. The garage can be accessed from here with an up an over door opening to the front. The garage offers obvious potential to convert to additional accommodation (subject to PP). At first floor level off a bright landing are four well-proportioned bedrooms all

with wardrobe provisions and the main bedroom availing of a large bay and an en-suite shower room. A family bathroom completes the internal accommodation. The garden to the rear is laid out mainly in lawn and measures approximately 10m (32ft) offers immense privacy and is not overlooked in any way. The location of Avoca Park cannot be bettered, located off Avoca Avenue, one of Blackrock's favoured residential roads. It enjoys the conveniences of being within a ten-minute walk of Blackrock Village and a myriad of amenities on offer, these include the Blackrock & Frascati Shopping Centres, Carysfort Park and grounds with playing areas, the DART station, famous eateries and specialised shops. Nearby are an excellent selection of primary and secondary schools, Blackrock College, St. Andrew's College, Carysfort National School, Mount Anville, Loreto Foxrock and Sion Hill.

SPECIAL FEATURES

- Attractive double fronted detached family home.
- Situated in a private setting to the rear of the development
- Within an easy reach of excellent amenities inc. Blackrock & Stillorgan Villages
- Built by Castlethorn Developments in 1995
- Surrounded by a host of highly regarded primary & secondary schools
- Excellent public transport links inc. QBC on N11 & DART
- Carysfort Park located on the doorstep
- Well-presented accommodation extending to 175 sq.m. (1,884 sq.ft.)
- GFCH
- Security alarm



ACCOMMODATION

Porched Entrance With tiled floor, ceiling coving, recessed lighting, digital alarm, glazed panel door opening into;
Reception Hall With ceiling coving, recessed lighting, intercom, door to cloak room, understairs storage, door to;
Guest WC With wc, wash hand basin, recessed lighting, extractor fan
Living Room With double glazed panel doors from the reception hall, ceiling coving, recessed lighting, timber fireplace with tiled inset and marble hearth & gas inset, large bay window with a private outlook over the front, double folding doors opening into;
Dining Room With ceiling coving, double glazed doors to rear garden, door to:
Family Room With double glazed panel doors to rear garden, dual aspect windows, partially pitched ceiling with dual Velux windows, recessed lighting, dado rail, opening into:
Kitchen/Breakfast Room With a range of wall & base units, display units, saucepan drawers, tiled splashbacks, one and a half bowl sink unit, integrated Liebherr fridge freezer, integrated Bosh dishwasher, Zanussi oven, picture window overlooking the rear, door to;
Utility Room With floor & base units, sink, plumbed for washing machine & dryer, Ariston one condensing tech gas boiler with Climote controls, recessed lighting, door to side and door to;
Garage With up and over door to front & fuse box

Landing With ceiling coving, hatch to attic, window to side
Bedroom 1 With large bay with private outlook over the front, excellent range of fitted wardrobes, recessed lighting, door to;
En-Suite Shower Room With fully tiled walls, quadrant shower, wc, wash hand basin, window to side, heated towel rail
Bedroom 2 With window overlooking the rear & excellent range of fitted wardrobes
Bedroom 3 With window overlooking the rear & fitted wardrobes
Bedroom 4 With window overlooking the front & fitted wardrobes
Bathroom With partially tiled walls, bath with shower attachment over, WC, bidet, wash hand basin, recessed lighting, Velux roof light

GARDEN

The property is approached by a railed front garden with mature planting and shrubbery. A gravel driveway boarded by granite cobbles provides excellent off-street parking for two to three cars, additional visitor parking is available just opposite. Gated side access leads to the immensely private rear garden which is laid out mainly in lawn with walled and fenced boundary and measuring 32ft in length. The property is not overlooked at all.

BER

BER C3, BER No. 112592357
 Energy Performance Indicator: 208.99 kWh/m²/yr

