

# For Sale

Asking Price: €1,250,000



Malibu, 86 Carysfort Downs,  
Blackrock, Co. Dublin, A94 A0H4



[sherryfitz.ie](https://sherryfitz.ie) - make and view offers 24/7

BER E2



Set in a highly sought-after residential area of Blackrock, this impressive detached Charles Church built home offers generous living space, a superb layout, and excellent outdoor areas, making it an ideal family residence.

Approached by a well-maintained front lawn, the property provides ample off-street parking and immediately conveys a sense of space and privacy. A large integrated garage adds significant practicality, while an additional detached garage of 57sq.m. to the side of the house offers further storage, workshop potential, a home gym or space for additional vehicles. Internally, the home is thoughtfully designed for comfortable family living. The welcoming living room is bright and spacious and flows seamlessly into the adjoining dining room with glass sliding doors leading to the sunny garden, creating an ideal setting for both everyday living and entertaining. The study to the front of the house adds the all important work from home space. The separate kitchen provides plenty of work top space and storage also benefitting from large west facing windows flooding it with light. The kitchen leads directly into a utility room, which offers further convenience for laundry and household tasks. From here there is direct access to the rear garden as well as internal access to the integrated garage.

Upstairs the accommodation continues to impress with four well-proportioned bedrooms. The main bedroom is particularly generous in size and benefits from a large ensuite bathroom complete with a bath, creating a comfortable and private retreat. Two further double bedrooms and a single bedroom provide flexible accommodation suitable for family living, guests, or a home office. A large family bathroom serves the remaining bedrooms.

The location is one of the property's key attractions. Blackrock is widely regarded as one of South Dublin's most desirable coastal suburbs, offering an excellent range of amenities, schools and transport connections with the DART and very regular bus routes. The vibrant villages of Blackrock and Stillorgan are all within easy reach, providing a variety of cafés, restaurants, shops and services. Blackrock also offers the popular Blackrock Market and the well-known Frascati and Blackrock Shopping Centres. The N11 and M50 are also easily accessible, connecting the area to the wider Dublin region and beyond.

#### SPECIAL FEATURES

- Floor Area:
- Detached family home in Blackrock.
- Quiet residential road.
- Four bedrooms.
- South West facing garden.
- Garage with an additional large detached garage.
- Ample off street parking.
- OFCH.

**ACCOMMODATION**

Floor Area: 158sq.m. / 1,701sq.ft. approx. (including integrated garage)

Entrance Hall Bright open hallway, carpet flooring, cloakroom, guest WC storage cuboard.

Living Room Large bright room, carpet flooring, marble fireplace with open fire, glass double doors leading to garden.

Dining Room With large window overlooking the rear garden. Carpet flooring.

Kitchen With floor and wall hung units, Two large picture windows looking out over rear garden. Door leading to utility room.

Utility Room Spacious uroom for washing machine and separate dryer, window for light and ventilation. Door to back garden and door leading to garage.

Study/ office Spacious study to the front of house with window bringing in light. Carpet flooring.

Garage Large garage with room for car and further storage. Garage door.

Bedroom 1 Double bedroom with built in wardrobes, carpet flooring, window overlooking garden.

En Suite Large en suite with bath, wash hand basin, WC, window for light and ventilation.

Bedroom 2 Double bedroom overlooking lawn to the front of house, built in wardrobes, carpet flooring.

Bedroom 3 Double bedroom overlooking back garden, built in wardrobes, carpet flooring.

Bedroom 4 Single bedroom with window overlooking back garden, carpet flooring.

Bathroom Large bathroom with bath, shower, WC, and wash hand basin. Window to front of house.

**GARDEN**

To the rear, the property enjoys a private south-west facing garden, allowing sunlight throughout the afternoon and evening. This outdoor space is ideal for relaxing, gardening, or entertaining during the warmer months.

**BER**

BER E2, BER No. 118944875

Energy Performance Indicator: 357.84 kWh/m<sup>2</sup>/yr



**mySherryFitz**

Open 24/7

REGISTER NOW TO SEARCH FOR PROPERTIES, MAKE AND VIEW OFFERS, ANYTIME YOU LIKE.



24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS



**Sherry  
FitzGerald**

**NEGOTIATOR**

Gillian Murray  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 087 6389977  
E: gillian.murray@sherryfitz.ie

**MORTGAGE ADVICE**

For mortgage advice talk to  
Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: blackrock@sherryfitz.ie

[sherryfitz.ie](http://sherryfitz.ie)

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.