



DNG Rock Road

Blackrock, Co. Dublin

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Negotiator:

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PSL 002049



DOUGLAS NEWMAN GOOD
DNG

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Montfune, 2 Upper Carysfort Avenue, Blackrock,
County Dublin

175 sq.m



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Montfune, 2 Upper Carysfort Avenue, Blackrock, County Dublin

It is with great pleasure that DNG Rock Road presents Montfune, 2 Upper Carysfort Avenue to the market. This most attractive red brick family home comes to the market in excellent condition having been lovingly maintained by its previous owner for many years. Boasting generous proportions throughout, with a size of approximately 175 sq.m, the property represents an ideal opportunity for those looking for a forever family home.

The extremely private c. 75 ft long rear garden offers ample scope to further extend subject to planning permission. Conveniently situated on Carysfort Avenue, the property is close to a wealth of local amenities including excellent schools at both primary and secondary level, a choice of shops and restaurants in both Blackrock and Stillorgan villages and excellent transport links with the DART station in nearby Blackrock, a range of bus routes a short walk away and even Sandyford Luas station only a ten-minute cycle away.

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.

Making use of the full footprint of the house the property provides excellent living space for growing families. The accommodation briefly comprises a small porch leading to a welcoming entrance hall with convenient under-stair wc, spacious front facing living room with a solid fuel stove, the rear facing dining room with access to the bright kitchen/breakfast area with ample kitchen cabinets and a sliding door giving access to the rear garden.

Also located off the entrance hall is the converted garage which is currently being used as a sixth bedroom as well as a shower room.

Upstairs there are five generous bedrooms as well as the bathroom located off the bright and spacious landing.

There is ample off street parking for multiple cars to the front of the property. The impressive c.75 ft long rear garden is laid to lawn with mature plant life.

Accommodation

Entrance Porch - 2.86m x 1.14m

Entrance Hall - 5.02m x 1.74m

Wide and inviting entrance hall with phone point, guest wc and accommodation off.

Guest WC - 1.92m x 0.84m

Wc, whb and part tiled walls.

Living Room - 4.25m x 4.75m

Spacious front facing reception room with ceiling coving, solid fuel stove and a tv point.

Dining Room - 4.61m x 4.56m (max measurement)

Bright reception room overlooking the rear garden with phone point, tv point, ceiling coving and door leading to the kitchen/ breakfast room.

Kitchen/Breakfast Room

Kitchen - 3.71m x 5.74m

Breakfast Room - 3.47m x 2.76m

Overlooking the rear garden with floor and eye level storage units, stainless steel sink, recessed lighting, Hotpoint dishwasher and a sliding door giving access to the rear garden.

Study/Bedroom 6 - 4.83m x 2.50m

Converted garage which can be used for a variety of purposes. Currently being used as a bedroom with floor to ceiling fitted wardrobes.

Shower Room - 2.36m x 1.58m

Fully tiled shower room with a wc, whb and a Mira elite power shower.

Landing - 4.72m x 3.73m (max measurement)

Bright and spacious landing with shelved hot press and accommodation off.

Bedroom 1 - 3.63m x 3.97m

Large front facing double bedroom with wall to wall fitted wardrobes.

Bedroom 2 - 3.96m x 2.37m

Rear facing double bedroom with fitted wardrobes.

Bedroom 3 - 3.95m x 2.64m

Front facing double bedroom with fitted wardrobes.

Bedroom 4 - 3.64m x 2.64m

Double bedroom with built in wardrobes.

Bedroom 5 - 2.37m x 2.95m

Single bedroom overlooking the rear garden with built in wardrobes.

Bathroom - 2.64m x 2.05m

Fully tiled bathroom with wc, whb with storage unit below and a bath with mira elite shower above.

Shed - 3.16m x 1.58m

Shelved and plumbed for a washing machine.

Outside

The front garden is low maintenance with a large driveway providing ample parking for multiple cars while the landscaped rear garden is beautifully laid out with a large lawn and well stocked mature flower beds with ample plant life. To the side of the garden there is a convenient covered side entrance leading to the front garden and a compact boiler house home to the gas boiler. There is also a wooden storage shed as well as a solid built shed.

BER: D1

BER No. 107023228

Energy Performance Indicator: 236.24 kWh/m²/yr

Features

- Substantial 5/6 bed semi-detached family home c. 175 sq.m
- Attractive red brick facade
- Off street parking for multiple cars
- Within a short walk of Carysfort Park
- Private lawned rear garden c. 75 ft long
- Ample scope to further extend (stpp)
- Covered side passages giving access to the rear garden
- Convenient to QBC and DART
- New condensing boiler
- Zonal heating system
- Surrounded by numerous schools and colleges
- Close to M50, Luas and the N11

Viewing By Appointment

