

BER C3



35 Fairyhill
Blackrock, Co. Dublin

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35 Fairyhill, Blackrock, Co. Dublin

Features

- Bright and spacious refurbished property extending to approximately 98 sq m (1,054 sq ft)
- Converted attic room providing an additional c. 12 sq m (130 sq ft) & offering great flexibility of use
- Beautiful private and walled garden measuring 15.5m (50 ft) (L) x 10.6m (35ft) (W) with raised terrace area, lush lawn, mature shrubs, trees and specimen plants and gated side access on either side
- Triple glazed windows throughout
- Gas fired central heating
- Fitted carpets, curtains, blinds and kitchen appliances included in the sale
- Quiet cul de sac
- Excellent off street car parking for multiple cars
- Adjoining garage with scope and potential to extend the accommodation
- Convenient to location close to local shops, the villages of Stillorgan and Blackrock
- Within easy access of the N11, M50 and DART at Blackrock

Welcome to 35 Fairyhill - A charming, detached bungalow in the highly sought after Fairyhill development - a quiet cul de sac off Newtown Park Avenue. This beautiful family home has been meticulously renovated and upgraded throughout to offer modern comforts while retaining its timeless character, ideal for discerning buyers seeking contemporary living with a thoughtfully designed interior that maximizes space and natural light. It is completed by a delightful private sunny garden.

The property benefits from well-appointed accommodation extending to approximately 98 sqm (1,054 sq.ft) plus a converted attic room providing an additional approx. 12 sqm (130 sqft). Upon entering you are greeted by a welcoming entrance hallway leading through to three generously sized bedrooms, a stylish family bathroom, bespoke kitchen breakfast room and a cleverly converted attic currently used as a bedroom with ample storage. A particularly impressive feature is the large, light filled living and dining room, which enjoys wonderful views of the beautifully redesigned rear garden. The superb private rear garden is a tranquil oasis ideal for relaxation and outdoor entertainment. Additionally, the property benefits from an adjoining garage, offering ample storage and which could easily be converted subject to planning permission.

The location of 35 Fairyhill is a major attraction, offering the convenience of being just a short walk from a variety of local shops, including Dunnes Stores, pharmacies, cafés, and restaurants. The bustling villages of Blackrock and Monkstown, known for their superb selection of shops, cafés, and some of the finest restaurants in South County Dublin, are also within easy reach. Public transport options are excellent, with the QBC on the N11 and Blackrock DART station nearby, ensuring easy access to the city and beyond. Families will appreciate the proximity to several prestigious primary and secondary schools, including Hollypark, Guardian Angles, Lycée Français d'Irlande, Newpark Comprehensive, Sion Hill, Blackrock College, Willow Park, and Loreto Foxrock. For those who enjoy an active lifestyle, the area offers a wide range of sporting and recreational amenities. Newtownpark Tennis Club, Granada Football Club and children's playgrounds are within easy reach, while Foxrock Golf Club and Kilmacud Crokes GAA Club are also nearby. The popular sailing and marine activities at the yacht clubs and marina in Dun Laoghaire Harbour are just a short drive away.





Accommodation

Entrance Hall 2.19m x 4.36m (7'2" x 14'4") With pitched pine timber floor and ceiling coving

Living Dining Room 6.32 (20'9")m x 4.39 (14'5")m (max msm) Beautiful bright room with picture window and sliding doors overlooking the sunny rear garden, pitched pine timber floor, ceiling coving, marble fireplace with raised marble hearth, television point, built in shelving and hatch to kitchen

Kitchen Breakfast Room 3.68m x 3.45m (12'1" x 11'4") With tiled floor, large picture window overlooking rear garden, door to rear garden, kitchen area is very well fitted with a very good range of floor and eye level units, Electrolux stainless steel electric oven, Siemens four ring induction hob with Elicia stainless steel extractor hood over, integrated Whirlpool dishwasher, undercounter integrated fridge and hatch to living room

Bedroom 1 4.5m x 3.25 (14'9" x 3.25) With large picture window overlooking front, pitched pine timber flooring and an excellent range of built in wardrobes with vanity unit

Bedroom 2 3.11m x 3.63m (10'2" x 11'11") With window overlooking front and pitched pine timber flooring

Bathroom Smartly fitted bathroom with antique style bath with shower door, antique style telephone shower attachment and monsoon style shower head, oversized vanity whb with storage underneath, w.c and frosted window to the side

Bedroom 3 2.69m x 2.61m (8'10" x 8'7") With pitched pine flooring, window to the side, built in wardrobes and shelving

Inner Hallway With very good understairs cloakroom

Attic Room 3.18m x 2.96m (10'5" x 9'9") Presently laid out as a bedroom with large window to the side, parquet laminate flooring and two doors to large walk in under eaves storage on both sides

Garage 2.37m x 4.68m (7'9" x 15'4") With electric up and over door, eye level units, plumbed for washing machine and dryer, Worcester boiler. Fuse board

BER Information

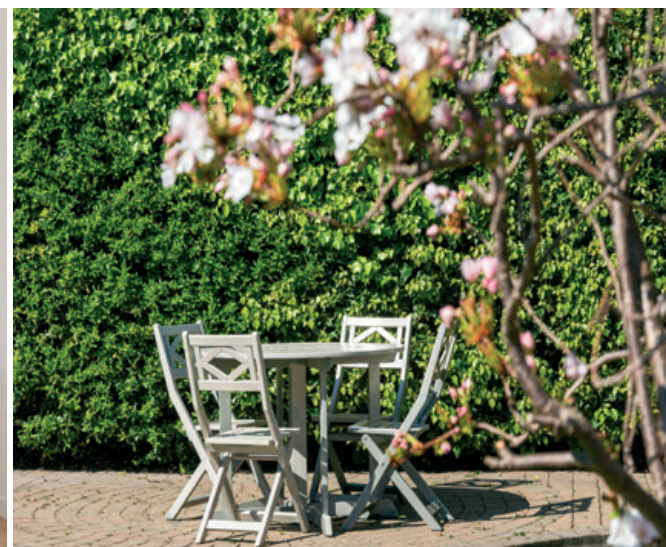
BER: C3.

BER No: 113866487.

EPI: 212.38 kWh/m²/yr.

Eircode

A94K283





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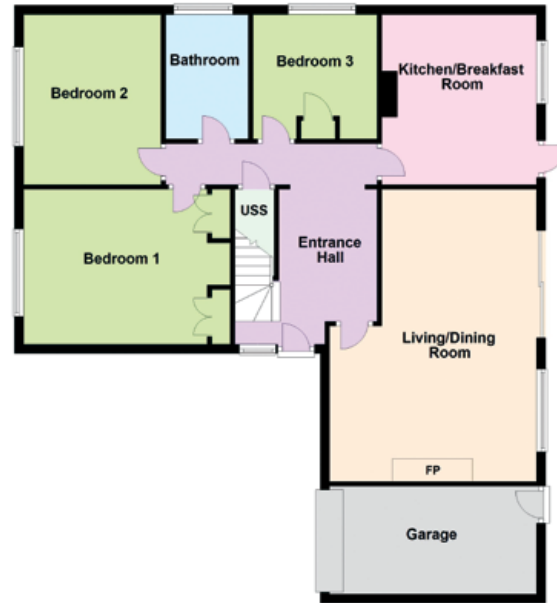
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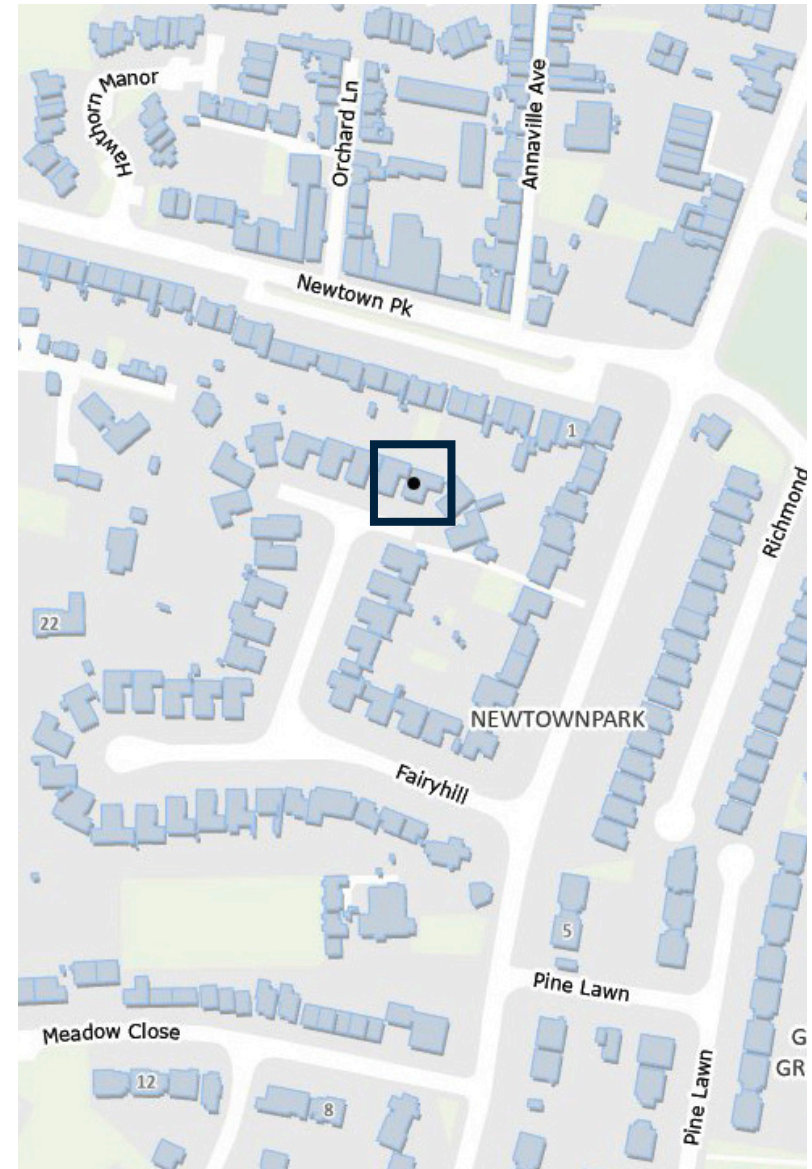
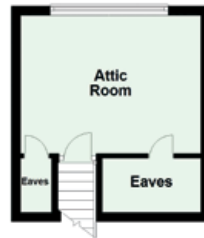
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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