

For Sale

Asking Price: €995,000

Sherry
FitzGerald



34 Avondale Lawn, Blackrock,
Co. Dublin. A94 E3W7

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BER D2





A lovingly maintained family home extending to c.131 sq.m. (1,410sq. ft) situated on a quiet cul de sac, close to the wonderful facilities of Blackrock Village, the seafront and DART. The property further benefits from a sunny and immensely private south facing rear garden of c. 15m (49ft) in length.

34 Avondale Lawn is approached by a pillared gated entrance with a driveway providing off-street parking and access to the garage through an up and over door. The remainder of the front garden is laid out in lawn bordered by mature hedging and planting, gated side access leads from here to the south facing rear garden.

Internally the very well-appointed accommodation comprises a porched entrance opening into a welcoming reception hall with understairs storage. To the left a living room overlooks the front, pocket doors from here lead to a dining room overlooking the rear garden. A more recent addition of a guest WC in this room could easily be removed should one desire. A kitchen/breakfast room overlooks and opens into the rear garden and completes the accommodation at this level. At first floor level off a wide landing with a Stira to the attic are four well-proportioned bedrooms. A family bathroom completes the internal accommodation.

The garden is a particular feature of this home with its enviable sunny southerly aspect. It is laid out with a level lawn and offers immense privacy and seclusion. A purpose-built outhouse houses the old oil burner and a guest WC.

The location of Avondale Lawn needs little introduction, being located within a short stroll of Blackrock Village and the vast array of amenities that it has to offer including a wide range of specialist shops, restaurants, Frascati and Blackrock shopping centres and

fantastic transport links including the DART and QBC. Recreational activities are endless and include pleasant walks along the seafront in Blackrock or closer to home in Carysfort Park. Rockfield Park is a short walk away in Avondale Court, offering beautiful pathways, sports facilities, tennis club and safe traffic-free walkway/cycleway access to Blackrock or Newtownpark Avenue. This property is within the catchment area of several highly regarded primary and secondary schools, such as Carysfort National School, Sion Hill, St. Andrew's College, CBC Monkstown, Willow Park, and Blackrock College, making this home perfectly suited to a growing family.

SPECIAL FEATURES

- Immensely private sunny south facing garden of c.15m (49ft) in length
- Well-presented accommodation extending to c.131sq.m (1,410 sq. ft)
- Garage offering vast potential for conversion (subject to PP)
- Within easy reach of Blackrock Village, seafront and DART Station
- Surrounded by a host of highly regarded primary and secondary schools
- Double glazed windows throughout
- Upgraded GFCH system
- Carpets, curtains and kitchen appliances included in the sale
- Monitored burglar alarm

ACCOMMODATION

Floor Area: 131sq.m. / 1,410sq.ft. approx.

Entrance Hall: With ceiling coving, security alarm, door to understairs storage,

Living Room: With ceiling coving, tiled fireplace with timber surround and tiled heart, picture window

Dining Room: With ceiling coving, picture window overlooking the rear, Guest WC with WC, wash hand basin set into vanity unit with storage, fitted mirror, window to rear.

Kitchen/Breakfast Room: Dining area with window overlooking the rear. Solid wood kitchen with wall and base units, tiled splash backs, breakfast bar with space for seating, pantry press, one and a half bowl sink, Hotpoint dishwasher, Thor cooker with extractor over, Beko washing machine, Bosch dryer, Whirlpool fridge freezer, heating controls door to rear garden

Landing: With shelved hot press with dual immersion, hatch to attic, window to side

Bedroom 1: With window overlooking the rear, fitted wardrobes, dressing area with sink and fitted mirror

Bedroom 2: With an excellent range of fitted wardrobes with dressing area and fitted mirror, window overlooking the front

Bedroom 3: Overlooking the front

Bedroom 4: With fitted wardrobes & sink. Window overlooking the front

Bathroom: With fully tiled walls and floors, dual windows, WC, wash hand basin set into vanity unit with storage, bath with shower attachment over

Garage 4.97m x 2.67m (16'4" x 8'9")

With up and over door with Ideal Logic system s24IE gas boiler and fuse box

GARDEN

The garden is a particular feature of this home with its enviable sunny southerly aspect.

It is laid out with a level lawn and offers immense privacy and seclusion.

A purpose-built outhouse houses the old oil burner and a guest WC.

BER

BER D2, BER No. 118808450

Energy Performance Indicator: 289.61 kWh/m²/yr





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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.

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