



100 Castlebyrne Park, Blackrock, Co. Dublin A94 KR70

Beirne
& Wise



Ideally positioned overlooking a green in this quiet and well-established cul de sac just off Newtown Park Avenue, No 100 Castlebyrne Park is a wonderful refurbishment opportunity which will appeal to young families. This property extends to 81sq.m/875sq.ft and offers bright, light-filled accommodation comprising: Entrance hall, livingroom, kitchen/ dining room, sun room, bathroom. Upstairs there are 3 bedrooms. To the rear there is a sunny south facing garden and a shared pedestrian side access. There is off street parking to the front.

This property is close to a host of local amenities including the beautiful Rockfield Park and adjacent to Guardian Angels National School and Newpark Comprehensive School. There is excellent local shopping available on Newtown Park Avenue while the varied selection of boutique shops and eateries in Blackrock and Stillorgan Villages are just a short stroll away. This location is also well serviced with public transport with a choice of bus routes together with the DART nearby.

Features

- Floored attic with two lights and an attic ladder
- Side Access
- Dual central heating system with back boiler and Oil Fired Boiler
- Walking Distance of Blackrock and Stillorgan Villages
- Close to Bus & DART.
- House Alarm
- South Facing Rear Garden with concrete block garden shed and outside light
- Quiet Position Overlooking a Green
- Close to Schools and Shops
- Adjacent Rockfield Park
- Fantastic Refurbishment Opportunity.
- 3 Bed Terrace House



Accommodation

HALL

Welcoming entrance hall with Parquet flooring and understairs storage.

LIVING ROOM

3.75m x 2.81m

Parquet flooring and marble fireplace with open hearth.

KITCHEN

3.85m x 2.65m

Parquet flooring. Built in presses. Cooker.



SUN ROOM
3.70m x 2.25m
Plumbed for washing machine. Sliding patio door to rear garden.

BATHROOM
With W.C., wash hand basin and bath with Mira electric shower. Tiled floor and walls.

FIRST FLOOR LANDING

BEDROOM 1
5.36m x 2.81m
Large double room running the full width of the house. Large fitted wardrobe.

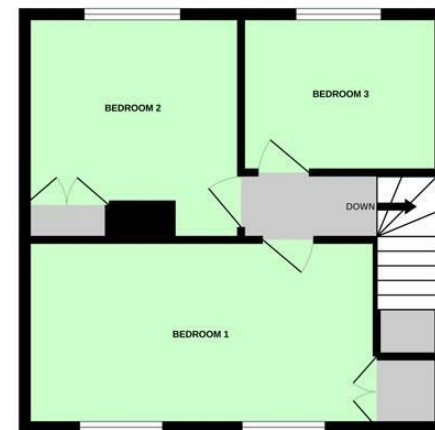
BEDROOM 2
3.31m x 2.65m
Double bedroom with large fitted floor to ceiling wardrobe.

BEDROOM 3
2.93m x 2.37m
Single room.

OUTSIDE
To the front a gated driveway provides off street parking and an outside light. There is perimeter hedging and a side pedestrian access to the rear garden. The rear garden is laid mainly in lawn and enjoys an enviable south facing aspect with perimeter hedging and an outside light.

B E R
Ber No. 115490088
Output. 472.61 kWh/m²/yr





Beirne
& Wise

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