

# For Sale

Asking Price: €825,000



40 Ardagh Avenue, Blackrock,  
Co. Dublin, A94 K596



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Ardagh Avenue has long been a popular location for anyone who is looking for a home in a mature, established area, being close to the heart of Blackrock village with the many fine amenities it has to offer for both young and old alike.

Ideally situated in a quiet cul-de-sac, No.40 has the bonus of a 120ft approx. rear garden and a garage to the side. There is immense potential to extend and convert the accommodation further if so required (subject to the relevant planning permission).

No.40 is a fine family home which has been well maintained over the years. It offers bright and spacious accommodation and currently consists of hallway with double height ceiling and roof light, giving a real sense of light and space when entering, living room, kitchen, dining area, two bedrooms and shower room downstairs. Upstairs there is a bright landing leading to two further double bedrooms and a shower room.

The location is excellent, situated off Newtown Park Avenue within this well sought-after residential enclave of similar homes and offering a wide variety of amenities nearby. The property is within walking distance of the N11, QBC and DART for easy access by public transport to the city centre, whilst Blackrock Village is also nearby with two shopping centres and a range of boutique shops, excellent restaurants, and bars to cater for every taste. There is an abundance of schools in the area, Carysfort National school, Willow Park, St Andrews, and Blackrock College to name but a few.

#### SPECIAL FEATURES

- Attractive 4 bedroomed semi-detached bungalow
- Quiet residential area
- Close to all local amenities and transport links
- Off street parking
- 120ft long rear garden
- Garage to the side
- Huge potential to extend subject to PP
- OFCH

**ACCOMMODATION**

Floor Area: 134sq.m. / 1,442sq.ft. approx.

Hall Carpet flooring, Velux rooflight.

Bedroom 1 Double room with carpet flooring, window to front, excellent range of fitted Sliderobes, ceiling coving, recessed lighting.

Bedroom 2 Single room with carpet flooring, ceiling coving, recessed lighting, window overlooking front, fitted storage.

Shower Room/Guest WC Tiled floor and walls, wc, wash hand basin with under storage, recessed lighting, window to side, corner shower and fitted mirror.

Living Room Carpet flooring, window overlooking rear gardens, ceiling coving, recessed lighting, open fireplace with cream marble surround, hearth and mantle, fitted shelving.

Dining Area Carpet flooring, recessed lighting, gas fire, fitted shelving, window to side, door to kitchen.

Kitchen Lino flooring, fitted kitchen units, integrated Siemens fridge freezer, De Dietrich gas hob, De Dietrich electric oven, tiled splashback, Neff extractor, 1 and a half stainless steel sink unit and drainer, Zanussi dishwasher and washing machine, recessed lighting, tiled splashback, window overlooking rear, rooflight, door to side.

Landing With attic access, shelved hot press.

Bedroom 3 Double room, carpet flooring, fitted storage, window overlooking front, central light.

Bedroom 4 Double room, carpet flooring, recessed lighting, fitted Sliderobe, window to front.

Shower Room Tiled floor and walls, wc, wash hand basin, fitted mirrored cabinet, Triton T90i shower, recessed lighting.

**GARDEN**

Cobblelock driveway to front providing off street parking. Gated side access to rear gardens. Garage to side.

The rear garden extends to approx. 120ft and is laid mainly in lawn.

There is also a small, paved patio area. Outside tap.

**BER**

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**NEGOTIATOR**

Joan O'Hanlon Assoc. SCSl  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 087 1919103  
E: joan.ohanlon@sherryfitz.ie

**MORTGAGE ADVICE**

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

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