

For Sale

Asking Price: €595,000

Sherry
FitzGerald



93 Castlebyrne Park, Blackrock,
Co. Dublin, A94 RY93

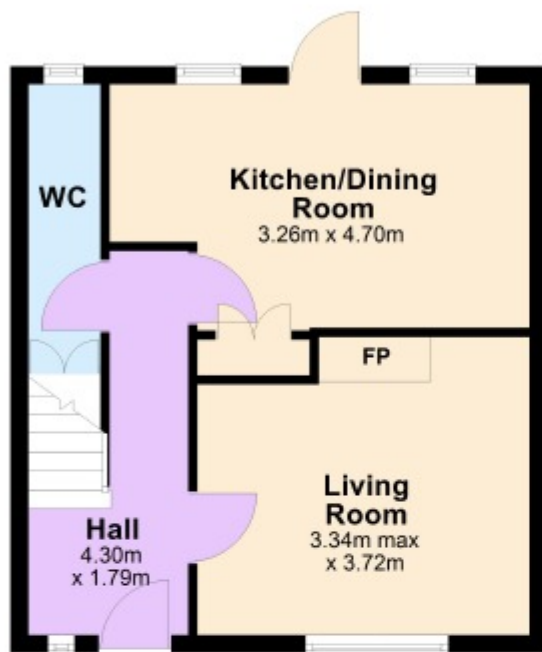
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BER D2



GROUND FLOOR

Ground Floor



Sherry FitzGerald are delighted to present to the market 93 Castlebyrne Park, a refurbished, walk in condition three bedroom home. Situated in this sought-after location, the home is within walking distance of multiple bus routes, the DART, many top schools as well as excellent local shops, this beautiful home has everything you could wish for and all modern comforts in a choice location.

The accommodation extends to approximately 72.6 square metres consisting of a welcome entrance hall, a spacious living room to the front with a fitted gas fire, a bright kitchen/dining room with dual windows and a door to the southwest facing garden. A guest wc, with window to the rear of the house, completes the downstairs accommodation.

On the first floor there are two double bedrooms both with fitted wardrobes, a single bedroom, and a family bathroom. There is a spacious attic with easy access from a pull down stairs. The southwest facing rear garden is fenced on both sides, with an outside tap, outside storage shed which is plumbed for utility use.

Located close to the villages of Blackrock, Stillorgan and Monkstown, the area boasts a wealth of local amenities including shopping centres, shops, restaurants and cafes, there is literally every conceivable amenity on your doorstep. Many of Dublin's finest schools and colleges are close by including, Blackrock College, Newpark School, St. Andrew's, Mount Anville Primary and Secondary, Loreto Foxrock, Oatlands and University College Dublin, to name but a few. Public transport is extremely well catered for with the 7B/D bus stop just a few steps from the front door on Annville Terrace, the N11 QBC and Dart at Blackrock only 10 minutes walk. The villages of Stillorgan and

FIRST FLOOR

First Floor



Monkstown are also close by.

SPECIAL FEATURES

- Three bedroomed terraced home
- Spacious accommodation
- Floor Area 73sq.m. approx
- Southwest facing rear garden
- Ideal residential location
- Excellent schools nearby
- Good transport routes
- Easy access to Blackrock and Stillorgan Village
- Modern finish throughout.
- Double glazed windows throughout
- GFCH

ACCOMMODATION

Floor Area: 73sq.m. / 786sq.ft. approx.

Entrance Hall Bright open hallway with laminate flooring and ceiling coving.

Living Room Spacious living room with laminate wood flooring, ceiling coving, recessed lighting, fitted gas fire, alcoves for shelving. Window to the front of house.

Kitchen Tiled flooring, floor and wall mounted units, recessed lighting, two windows overlooking the South West facing garden, Beko electric hob, integrated oven, Belling integrated dishwasher. Door to garden.

Guest WC Tiled floor, window to rear, wc, wash hand basin, with tiled backsplash.

Bedroom 1 Double bedroom with fitted wardrobes, centre light, window to the front of the house, laminate flooring.

Bedroom 2 Double bedroom with laminate flooring, fitted wardrobes, centre light, large window overlooking rear garden.

Bedroom 3 Single room with laminate flooring, window to rear garden.

Bathroom Tiled flooring, window to the front of the property, recessed lighting, Triton electric shower, heated towel rail, wash hand basin with under storage, fitted mirror, mosaic tiled splashback, wc.

Attic

Spacious attic with pull down stairs, potential to convert.

GARDEN

The southwest facing rear garden is fenced on both sides, with an outside tap, outside storage shed which is plumbed for utility use. It is very private and not overlooked to the rear. There is a shared side entrance for access to the rear garden.

BER

BER D2, BER No. 118452564

Energy Performance Indicator: 298.3 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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