

BER E1



## Belmont

5 Ardagh Park Gardens, Blackrock, Co.Dublin

Lisney | Sotheby's  
INTERNATIONAL REALTY



## Belmont, 5 Ardagh Park Gardens, Blackrock, Co.Dublin

### Features

- Delightful, detached family home of 149 sqm (1604 sqft) (excluding the garage conversion)
- Additional 16 sqm in garage conversion (172 sqft)
- Private westerly rear garden with pedestrian access to Ardagh Avenue
- Large covered over pergola area with outdoor kitchen and built in Chimenea
- Strategically placed glazing throughout providing a light infused, sleek & modern home
- Digital security alarm system
- Double glazed windows
- GFCH
- Excellent off street car parking
- Superb location close to schools, shops and public transport
- Fitted carpets, blinds and kitchen appliances included in the sale

Welcome to Belmont - a delightful detached family home with a private and sunny rear garden. This charming residence blends classic elegance with modern amenities. The accommodation which extends to 149 sqm (1604 sqft) (excluding the garage conversion) briefly comprises of a lovely entrance hall with wide plank timber flooring and beautifully panelled walls, a spacious, dual-aspect kitchen living and dining room which is the heart of the home with access directly to the garden, seamlessly merging indoor comfort with outdoor tranquillity, a versatile family room and a cosy sitting room, each with ample built-in storage and elegant touches, four bedrooms and a study along with a family bathroom and guest W.C. There is also a good-sized converted garage / store room presently laid out as studio with kitchenette and shower room. The home's thoughtful layout makes for versatile living and space for the whole family. Outside, the sunny westerly garden is a serene haven with large pergola, a patio, raised decking and lush lawn, complemented by a delightful terrace area complete with an outdoor kitchen, built in Chimenea and built-in BBQ and covered seating. This property effortlessly combines contemporary comforts with timeless charm, making it a perfect sanctuary for modern living.

A more perfect location would be difficult to imagine being well positioned within this mature leafy and location close to every amenity one would require including local shops at Newtown Park to include: The Wishing Well, Dunnes Stores, a pharmacy, the renowned Volpe Nera restaurant along with further amenities available within walking distance at both Stillorgan and the bustling village of Blackrock to include a wide array of cafes, restaurants, shops and bars. The property is very well catered for by public transport with QBC available within a very short stroll on the N11 along with the Aircoach and the Luas available in Sandyford. The Dart is also available within a pleasant walk at Blackrock village.

One will be spoilt for choice in terms of excellent schools with some of south county Dublin's most highly sought after primary and secondary schools located close by including: Hollypark, St. Brigid's, Guardian Angels, Carysfort, Blackrock college, Willow Park, St. Andrews, Colaiste Eoin, Colaiste Iosagain as well as Loreto Foxrock to name but a few. In terms of recreational amenities there are an abundance of facilities available close by including Green Road tennis club, Newtown Park tennis club, Brookfield tennis club, pleasant walks in Blackrock Park, Rockfield park and Carysfort

## Accommodation

**Entrance Hall:** 1.8m x 5.38m (5'11" x 17'8") With double glazed door to the front, wide plank timber floor and part panelled walls

**Utility Room:** 1.88m x 2.33m (6'2" x 7'8") With tiled floor, part tiled walls, plumbed for washing machine and dryer and excellent hanging space

**Kitchen Living Dining Room:** 4.22m x 9.24m (13'10" x 30'4") Dual aspect room with wide plank timber floors, fireplace with tiled surround, tiled hearth and wood burning stove, television point, recessed down lighting, second fireplace with timber surround, raised slate hearth and wood burning stove, feature central island, good range of floor level units, five ring gas hob with large double oven underneath, extractor hood over, one and half bowl stainless steel sink unit, Beko stainless steel fridge/freezer, PowerPoint dishwasher, French doors out to the rear garden and skylight

**Bedroom 4:** 2.45m x 2.98m (8' x 9'9") With window to the front, laminate floor, built in shelving and desk area, recessed downlighting

**Inner Hallway:** 4.66m x 1.2m (15'3" x 3'11") With laminate floor, large roof light and part panelled walls

**Family Room:** 2.9m x 3.3m (9'6" x 10'10") With laminate timber floor, window overlooking rear, good range of built in storage and shelves, television point and oblong window to the inner hallway

**Family Bathroom:** With tiled floor, part tiled walls, bath with telephone shower attachment over, w.c, vanity whb with storage underneath, Velux roof light and fully tiled step in shower enclosure with Triton shower

**Cloakroom:** 1.62m x 1.3m (5'4" x 4'3") With Velux roof light

**Sitting Room:** 3.5m x 3.16m (11'6" x 10'4") With French doors out to terrace, window overlooking rear, recessed down lighting and an excellent range of built in cabinetry, shelves and desk area

### First Floor

**Bedroom 2:** 3.6m x 2.37m (11'10" x 7'9") With window to the side

**Bedroom 3:** 3.0m x 3.5m (9'10" x 11'6") To the rear with window overlooking rear, window to the side, recessed down lighting and laminate timber floor

**Guest W.C:** With frosted window, wall mounted whb with storage underneath, w.c, part tiled walls and wall mounted medicine cabinet

**Study:** 2.2m x 3.3m (7'3" x 10'10") With laminate floor, Velux roof light and recessed down lighting

**Bedroom 4:** 3.3m x 4.85m (10'10" x 15'11") With recessed down lighting

**Store / Garage Conversion:** 2.28m x 6.93m (7'6" x 22'9") presently laid out as studio with kitchenette and shower room



## BER Information

BER: E1

BER No: 103309332

EPI: 303.11 kWh/m<sup>2</sup>/yr

## Eircode

A94 P9E4

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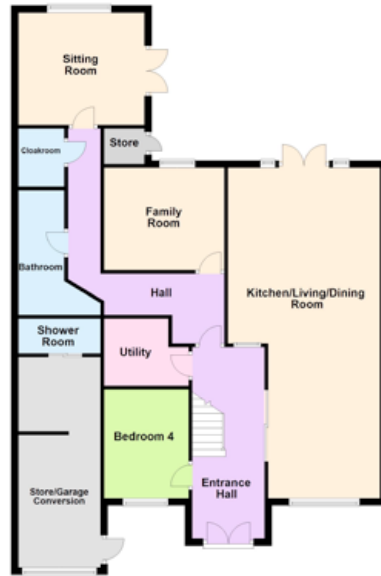
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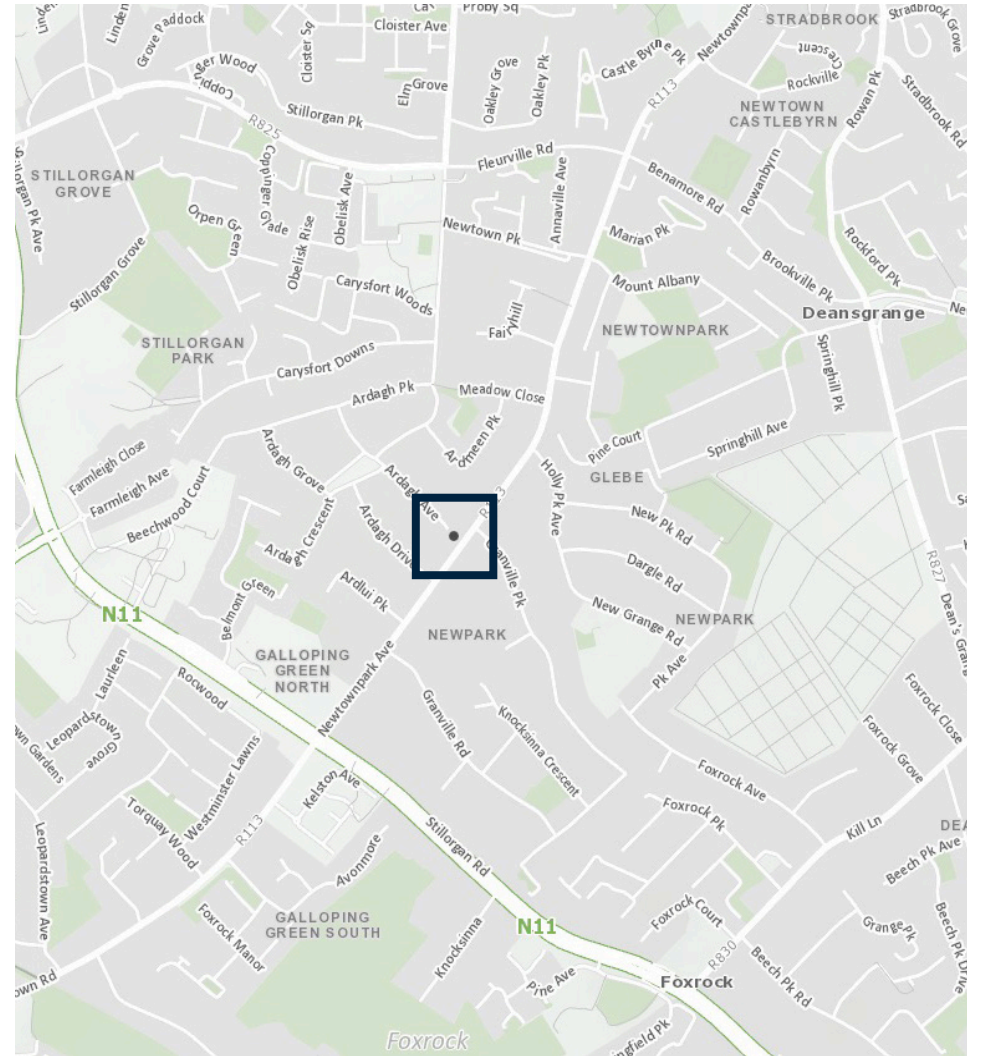
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FLOOR PLANS Not to scale - for identification purpose only.

### Ground Floor



### First Floor



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