# For Sale

Asking Price: €995,000



34 Oakley Grove, Blackrock,
Co. Dublin, A94 R9F4

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Sherry FitzGerald is delighted to bring to the market this spacious, detached bungalow located in a lovely residential cul de sac just minutes' walk from the centre of Blackrock village.

This is a charming four-bedroom detached bungalow that has been very well maintained over the years and presents in good order overall. While in need of some modernisation – it provides a great opportunity for the next owner to put their own stamp on it. There is an impressive private garden to the rear with side access. The house could easily be further extended subject to the relevant planning permissions to make this a fantastic forever family home.

Measuring 133 sq.m /1,432 sq ft or 161 sqm. / 1,733 sq.ft. approx. (including the additional footprint in the attic) this is a great house with great potential.

On entering the spacious and open hallway, you have your large open plan living and dining accommodation, with two large picture windows flooding the rooms with natural light. There is also a feature fireplace. The well equipped kitchen is located off the hallway and dining area with access to the utility.

An inner hallway then takes you to four good double bedrooms and the family bathroom suite. Upstairs there is an attic room – open to a variety of uses. There is also a wc, with shower and a substantial storage floored storage area.

Location

The location of this home is superb, with close proximity to endless amenities, both social and essential. There is local shopping close by in the villages of both Blackrock and Stillorgan and Dunnes Stores Newtown Park Avenue is a short stroll away. The area has several local popular restaurants and bars and other social amenities including Blackrock and Carysfort Parks. The locality also boasts some excellent schools, both primary and secondary schools.

34 Oakley Grove is sure to appeal to a wide variety of purchasers, given the good room proportions, large garden and superb location close to all the amenities that Blackrock offers.

SPECIAL FEATURES

- Special Features/ Services:
- Superb residential location - close to all amenities in Blackrock village
- Mature detached home, in a quiet cul de sac
- A range of both primary and secondary schools nearby
- Generous reception rooms throughout, plus attic space
- Large private back garden
- Ample off street parking in the driveway
- Excellent public transport facilities

## ACCOMMODATION

Floor Area: 133sq.m/ 1432sq.ft. approx

Hallway Entrance porch to main door. Alarm Panel. Wooden flooring. Light filled with door to storage room/cloak room.

Living/Dining Room Beautifully appointed light filled room with two large windows flooring the room with an abundance of light. Living space and dining area. Well appointed fireplace with gas fire & attractive mantle piece.

Kitchen/Breakfast Room Fitted with an extensive array of wall and base units. Plenty of built in appliances, stainless steel sink unit, plumbing for dishwasher, (Bosch) oven with 4 ring hob & extractor fan, fridge freezer, door to hot press. Wooden style flooring. Door to:

Utility Room Covered side passage that leads to the rear and front of the house. Plumbing for washing machine.

Main Bedroom Spacious Double room with wooden style flooring, large window with beautiful outlook over the rear garden built in wardrobes, another door to:

Study Wooden flooring, window overlooking the front.

Shower Room Incorporating w.c, wash hand basin, shower cubicle, tiled flooring and partly tiled walls.

Bedroom 2 Double bedroom, wooden flooring, built in wardrobes/storage, large window.

Bedroom 3 Smaller bedroom with built in storage and wardrobes. Wooden style flooring.

Bedroom 4/Family Room Double room with wooden style flooring, sliding door to the rear garden. Light filled room.

Bathroom Incorporating fully tiled walls and flooring, w.c, wash hand basin, Jacuzzi style bath. Double shower with overhead attachment. Window.

Landing Built in storage. Sliding door to eaves.

Attic Space Spacious, with plenty of storage, Velux (x3)

Shower Room With wash hand basin , shower cubicle with attachment. Tiled flooring and partly tiled walls.

## GARDEN

The rear garden is another great feature of this property. The beautiful garden is very private with mature trees and greenery. It is primarily laid in lawn with a patio area, capturing the morning sun and allows plenty of scope for extension, subject to planning. The front garden can accommodate parking for a number of cars and has side access through to the rear garden.

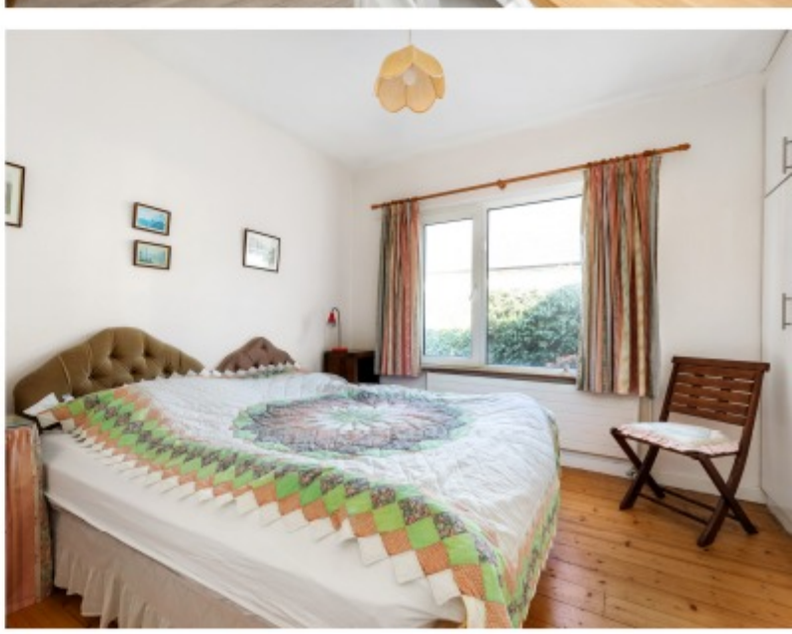
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