



8 CLONFADDA WOOD

Mount Merrion Avenue, Blackrock, Co. Dublin A94 C9H9



THE PROPERTY

Colliers International is delighted to introduce this impressive double fronted red brick family home situated in one of the most sought-after developments in ever desirable Blackrock. 8 Clonfadda Wood benefits from bright and spacious living accommodation extending to (178 sq.m/1916 sq.ft).

This property boasts spacious and well-presented accommodation with excellent proportions and high ceilings which contributes to the wonderful quality of scale and light that abounds throughout this lovely comfortable family home which has been meticulously maintained. The house enjoys an enviable corner position within this secure gated development with plenty of scope to further extend (subject to planning).





ACCOMMODATION

Built in 1997 by Gem Construction, this exclusive development has always had a well-deserved reputation for the quality and workmanship. Upon entering one is immediately welcomed by a gracious and bright entrance hall with feature stair-case. The well-proportioned main reception rooms all lead from the hall. To the right, one finds a dual aspect spacious drawing room with open fireplace and is large enough to hold a grand piano. The drawing room leads to the conservatory where there is access to the lovely mature sunny west facing gardens. The formal dining room is accessed via interconnecting doors from the drawing room, which also leads to the hall and kitchen/breakfast and utility rooms. The utility has the benefit of access to the side of the property.

To the left of the entrance hall is a cosy family room. The hall leads to the kitchen/ breakfast room with access to the patio and garden. There is the benefit of access to the dining room from the entrance hall and kitchen.

Rising to the first floor one is greeted by a bright landing which leads to a well-appointed master bedroom with en-suite bathroom and impressive walk-in wardrobe area. Whilst presently the property is laid out as three-bedroom house this can be converted back to four bedrooms with ease. Located on this floor are two excellent additional double bedrooms, one with en-suite and a well-appointed family bathroom, making the property ideal for a growing family. The property benefits from a very spacious attic space which could be converted at a later stage, subject to the necessary planning permission.

Outside, to the rear, sits a superb west facing and private garden with all day sunny aspect, dual pedestrian side access and a patio for al-fresco dining. Set out in colourful specimen trees, mature hedging, planting, and paving. The garden offers a tranquil setting for relaxing as well as entertaining.

To the front, the property is approached by an extensive cobble-lock driveway, affording generous off-street parking for ample vehicles bordered by attractive mature trees and colourful shrubs. There is also a large and safe green area, which is ideal for children's play and fun.



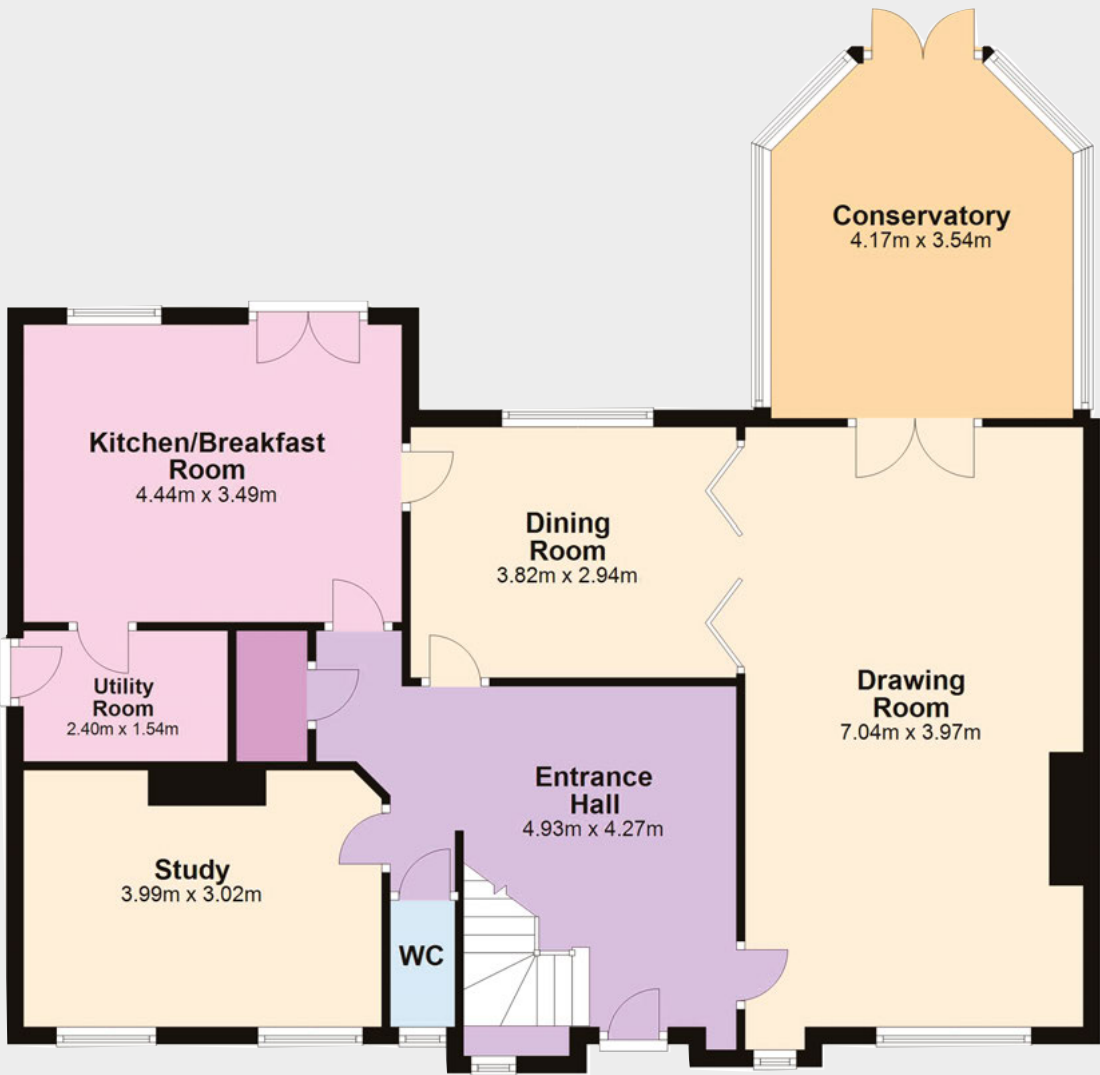


FEATURES

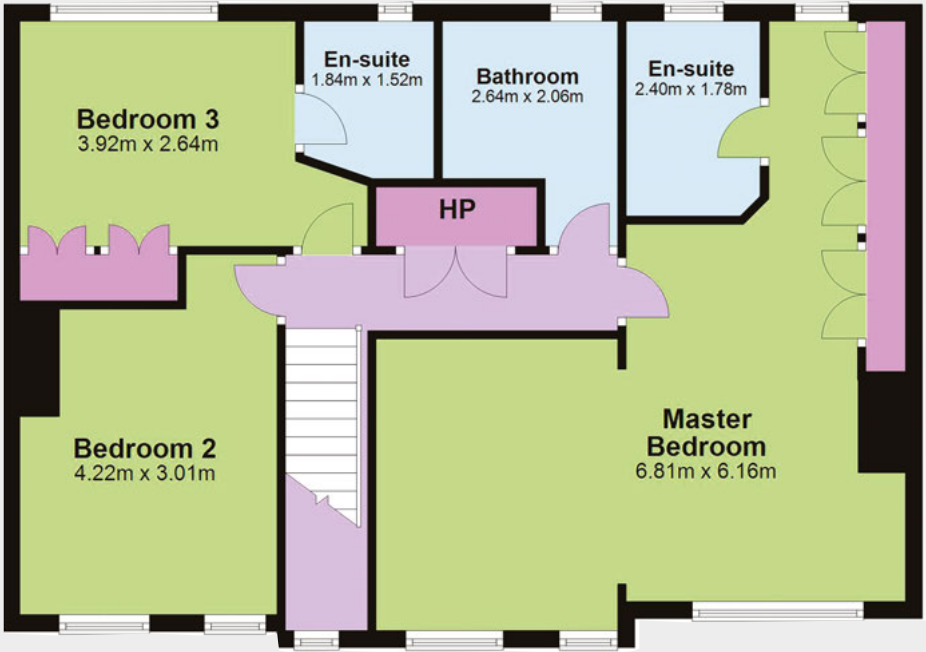
- Presented in meticulous order and tastefully appointed throughout
- Detached property extending to (178sq.m/1916 sq. ft)
- Three reception rooms and three spacious double bedrooms (two en-suite)
- AGA in Kitchen / breakfast room
- Originally laid out as a 4-bedroom house. easily converted back
- Corner site with excellent potential to extend subject to planning
- Prestigious gated development
- Burglar alarm
- Audio Intercom
- Double glazed windows throughout
- Off-street parking for ample vehicles
- West facing rear garden
- Gas-fired central heating
- Superb and sought-after location off Mount Merrion Avenue
- Excellent location close to public transport facilities (DART, QBC, N11, M50)
- Convenient to excellent schools including Blackrock College, Sion Hill, St Michaels and St. Andrew's College
- Close to UCD
- Service Charge: €880 per annum



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

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VIEWING

Strictly by appointment



LOCATION

Clonfadda Wood is located within a private gated community just off Mount Merrion Avenue, one of the city's premier roads and is close to a host of amenities. The property benefits from being but a short walk away from Blackrock Village, with its two new shopping centres and numerous boutiques and restaurants. There is an excellent selection of primary and secondary schools nearby to include Blackrock College, St. Andrew's College, Carysfort National School, St Michaels and Sion Hill, to name but a few. UCD is a short bus hop away for those with future students. Both Carysfort and Blackrock parks are easily accessible and within a short walk of the development. The area also has the advantage of excellent transport links with easy access to the DART, N11, M50 and QBC, with Dublin city centre approximately 9.6km / 6 miles from the property.

