

BER C3



85 Clonkeen Road

Blackrock, Co. Dublin

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85 Clonkeen Road, Blackrock, Co. Dublin

Features

- Delightful, detached family home set well back off Clonkeen Road
- Well-proportioned accommodation of approximately 127 sqm (1,371 sqft)
- Sitting on 0.3 acres Rear garden of approximately (23 m) 75 ft in length
- Highly regarded location close to every possible amenity and excellent transport links
- Large front driveway providing parking for numerous cars
- Separate garage
- Potential to extend to the side, front and rear subject to planning permission
- External insulation and attic insulation

Superbly positioned and set back off the ever-popular Clonkeen Road lies No. 85. A spacious detached family home ready for a new family to put their own stamp on standing on manicured gardens of approximately 0.3 acres enjoying complete seclusion, a rarity in such a central location.

This property boasts extremely well proportioned and light infused accommodation extending to approx. 127 sqm (1,371 sqft) making this an ideal home for family living. It briefly comprises of; at ground floor level; a most impressive entrance hallway and guest w.c, a spacious living room overlooking the front with concertina doors into the dining room, a kitchen/ breakfast room and garage. On the first floor there are four good sized bedrooms and a family bathroom.

There is a large drive to the front providing off-street car parking for numerous cars with pedestrian side passage leading to a westerly facing rear garden which is an outstanding feature of this property being beautifully landscaped with lawned areas surrounded by mature trees and shrubs further benefitting from sunlight throughout the day.

The location is of unparalleled convenience, being situated close to an abundance of amenities at nearby Deansgrange and Cornelscourt including shops, banks, hairdressers and cafes. Recreational amenities in the area are second to none with The Park at Cabinteely available within a pleasant stroll providing over 100 acres of parkland including a popular playground and a coffee shop. There are tennis courts available within walking distance at Meadowvale and there are leisure facilities available at the DLR Leisure Monkstown. The property is situated close to some of South County Dublin's most highly regarded schools including St Brigid's Boys and Girls School, Loretto Foxrock, Clonkeen College, Hollypark, Le Lycée Français, CBC Monkstown Park to name but a few. Transport options are plentiful with many buses available on the QBC within a short stroll and access to the M50 close at hand opening up the National Road Network.





Accommodation

Entrance Hall 3.6m x 3.0m (11'10" x 9'10")

Guest W.C With whb and w.c

Living Room 5.88m x 3.97m (19'3" x 13') With open fire with stone surround overlooking the front with sliding doors through to

Dining Room 3.7m x 3.1m (12'2" x 10'2") With sliding doors to the rear garden, open fire with stone surround and door leading through to

Kitchen 5.2m x 2.8m (17'1" x 9'2") With extensive range of wall and floor units, space for washing machine and dryer, fridge/freezer, dishwasher, integrated oven and grill and houses boiler (electrical fan heater)

Garden Mainly laid in lawn with patio, mature plants, shrubs, trees and faces south westerly

Landing 3.7m x 1.7m (12'2" x 5'7") With hot press

Bedroom 1 2.6m x 2.8m (8'6" x 9'2") Overlooking the front

Bedroom 2 3.1m x 4.1m (10'2" x 13'5") Overlooking the front

Bedroom 3 2.8m x 4.4m (9'2" x 14'5")

Bedroom 4 3.8m x 2.4m (12'6" x 7'10")

Bathroom With bath, shower, whb and w.c

BER Information

BER: C3.

BER No: 112986450.

EPI: 219.69 kWh/m²/yr.

Eircode

A94 VR02







FLOOR PLANS Not to scale - for identification purpose only.

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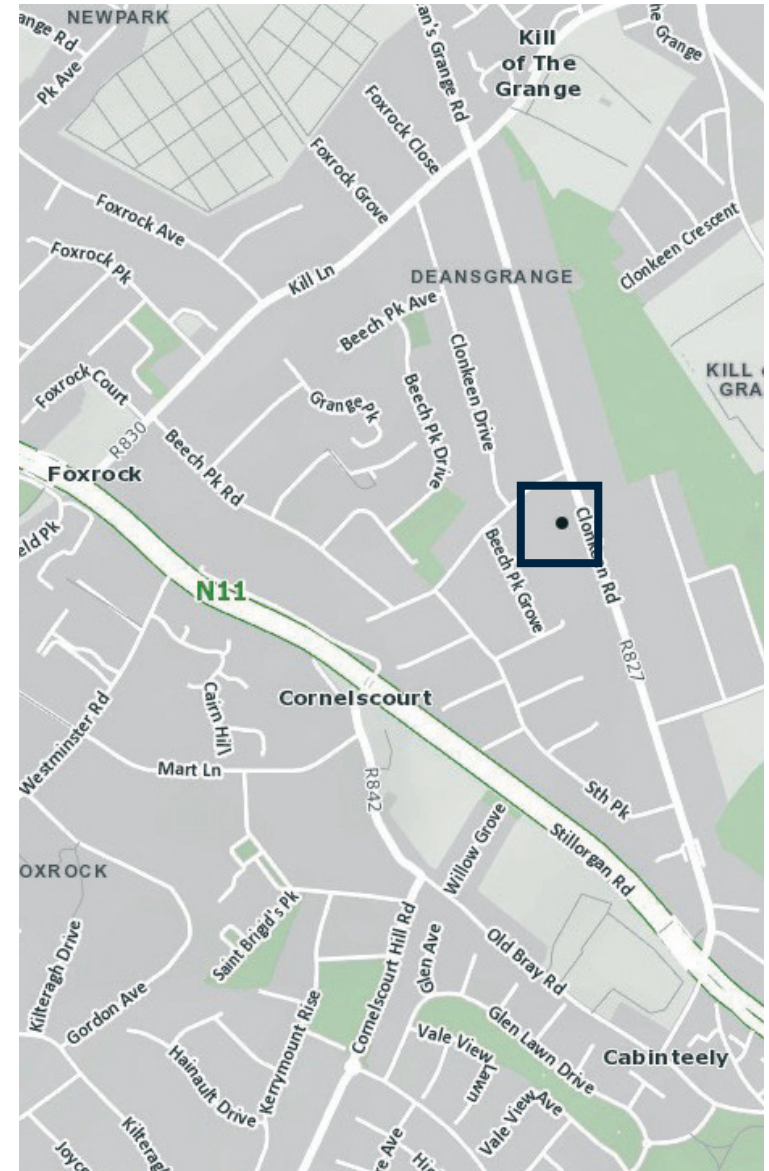
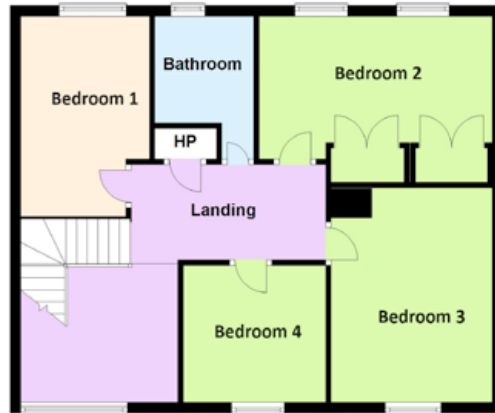
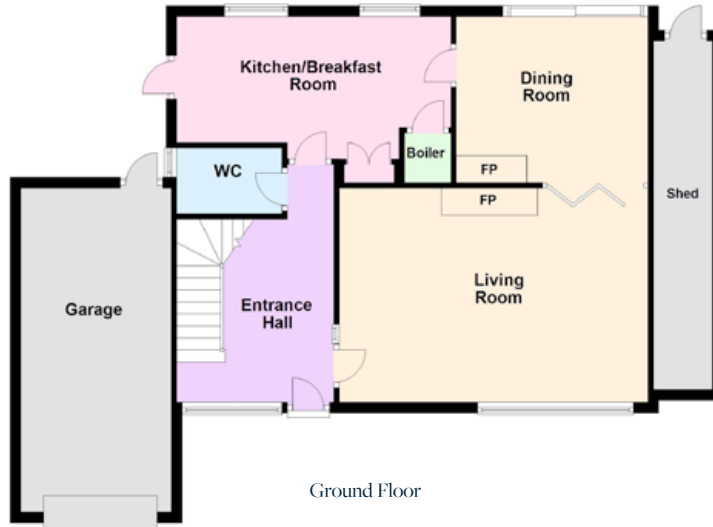
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