

For Sale

Asking Price: €795,000

Sherry
FitzGerald



19 Newtown Park, Blackrock,
Co. Dublin, A94 N9P9

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BER C3





A beautifully maintained and upgraded family home ideally situated midway between Carysfort Avenue and Newtownpark Avenue and within easy reach of Blackrock and Stillorgan Villages, the seafront, DART & QBC. This property further benefits from an enviable sunny south facing rear garden measuring c. 16m (52ft) in length.

19 Newtown Park is well set back from the road and is approached by a pillared entrance opening on to an asphalt drive bordered by granite cobbles and providing off-street parking for 2 to 3 cars. The remainder of the front garden is laid out in gravel and has a feature Elm tree in the centre.

Internally the very well-appointed accommodation extending to c. 105 sq.m. (1,130 sq. ft), to include a converted garage comprises a porched entrance opening into an inviting entrance hall with tiled floor, to the left a glazed panel door opens into a living room with a picture window overlooking the front, dual glazed doors from here open into a dining room that overlooks the south facing rear garden. This in turn leads to a kitchen that opens into the rear garden. A converted garage is currently laid out as a bedroom and avails of a contemporary en-suite shower room.

At first floor level of a wide landing with a Stira are three spacious bedrooms. A recently upgraded shower room completes the internal accommodation.

The location of Newtown Park needs no introduction being ideally situated with an abundance of conveniences on the doorstep to include Dunnes Stores, the highly regarded Volpe Nera restaurant, the Wishing Well pub as well as coffee shops, pharmacy and hairdressers. It also has the advantage of being within easy reach of the Villages of Blackrock and Stillorgan with

their vast host of amenities including cafes, restaurants, bars, shopping centres, cinema and a wide variety of shops. There is an excellent selection of both primary and secondary schools in the area, Carysfort National School, Holly Park, Newpark Comprehensive, Loreto Foxrock, Blackrock College, St Andrews College and Sion Hill to name but a few. The area is very well served by public transport including the DART at Blackrock and QBC on the N11 while the M50 and N11 provide seamless access to the city centre and further afield. This beautiful home is sure to appeal to a wide variety of purchasers from first time buyers, young families as well as those trading down.

SPECIAL FEATURES

- Sunny south facing garden of c. 16m (52ft) in length
- Carpets, curtains and kitchen appliances included in the sale
- Well-presented accommodation extending to c. 105sq.m (1,130 sq.ft. to include a converted garage)
- Excellent off-street parking for 3 cars
- Well served by public transport including DART and QBC on N11
- Within easy reach of Blackrock & Stillorgan Villages
- Surrounded by a host of highly regarded primary and secondary schools
- Triple glazed windows throughout
- Recently upgraded bathrooms
- Phonewatch alarm

ACCOMMODATION

Floor Area: 105sq.m. / 1,130sq.ft. approx incl. garage

Porched Entrance With sliding patio door, opening into Entrance Hall With tiled floor, recessed lighting, glazed panel door opening into;

Living Room With ceiling coving, recessed lighting, dado rail, natural stone fireplace with marble insert and hearth, picture window overlooking the front, dual glazed panel doors opening into;

Dining Room With solid oak flooring, recessed lighting, picture window overlooking the rear garden

Kitchen With tiled floor, recessed lighting, wall and base units, tiled splashbacks, single bowl sink, Zanussi oven, Liebherr fridge freezer, shelved pantry unit, digital controls for the gas heating, window and door to rear garden, glazed door to;

Converted garage Currently laid out as a bedroom with picture window overlooking the front, enclosed fuse box, door to;

Shower Room With fully tiled walls and floors, wc, wash hand basin set into handle less high gloss storage press, oversized shower with Mira Vie shower, extractor fan

Landing With window to side, recessed lighting, shelved hot press with dual immersion, Stira to attic

Bedroom 1 With picture window overlooking the front with lovely views over Dublin to the pigeon house, an excellent range of mirror fronted sliding wardrobes

Bedroom 2 With window overlooking the rear garden, modern fitted wardrobes

Bedroom 3 With window overlooking the front, mirror fronted sliding wardrobes

Bathroom Recently installed with fully tiled walls and floors, wc, wash hand basin set into 2 drawer vanity unit with matching shelving unit, oversized quadrant shower with monsoon head, heated towel rail, window to rear and recessed lighting

GARDEN

The rear garden is a particular feature of this beautiful home with its enviable sunny southerly aspect; it offers immense privacy and measures approx. 16m (52ft) in length. It is laid out with large patio area making the most of the sunny aspect and offering the ideal spot for BBQs and entertaining. The remainder is laid out with raised circular lawn bordered by an abundance of mature planting and shrubbery in gravelled flower beds. A purpose-built outhouse is plumbed for washing machine and dryer and houses the modern Worcester gas boiler and offers excellent shelving and storage.

BER

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