



64 Blackheath Park, Clontarf, Dublin 3

149 m² / 1,604 sq. ft.

BER E2

DNG Fairview
2 Malahide Road, Fairview, Dublin 3
T: 01 8331802 | E: fairview@dng.ie

Negotiator:
Wayne O'Brien
PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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64 Blackheath Park, Clontarf, Dublin 3

DNG are delighted to represent the sale of 64 Blackheath Park, Clontarf, a substantial 4 bedroom semi-detached family home located on a prominent corner site of c. 0.17 acres in total. This unique property is flooded by natural light and provides a rare development opportunity to the side (s.p.p.). Boasting an array of original features intact including five stunning tiled fireplaces, coving, picture rails, doors and architraves, this property is a blank canvass for those looking to create a dream home in the heart of Clontarf. The large side garden is secluded by mature trees and high hedging creating a tranquil outside experience.

The accommodation extends to a total floor area of c. 1,604 sq. ft. and comprises entrance hallway, living room, lounge/dining room, extended tv/sunroom, kitchen, downstairs wc, office/store room and a detached rear garage on ground floor. Upstairs, first floor accommodates 4 bedrooms, a bathroom with separate wc and there is also a very tall cut roof attic space ideal for conversion.

Blackheath Park is situated between Castle Avenue to the west and Vernon Avenue to the east in a very central location in the heart of Clontarf. Located within a gentle stroll of a variety of shops, excellent primary and secondary schools, a great choice of restaurants, coffee shops, boutiques and salons while stunning coastal walks are right on your doorstep. Sporting enthusiasts will be spoilt for choice too, with the wonderful facilities in the area including Westwood sports club, tennis, golf and sailing. In addition, No. 64 is within a few minutes' walk of Killester DART station, is also well served by numerous bus routes and the M50 Motorway, Dublin Airport and city centre are all just a short commute away.

Accommodation

Entrance Porch -

Entrance Hallway - 5.19m x 2.8m

Original tongue and groove flooring, understairs storage, turned staircase to first floor.

Living Room - 4.61m x 3.74m

Carpeted, bay window, original tiled fireplace, picture rails, coving, internal roller doors to lounge.

Lounge/Dining Room - 4.5m x 3.73m

Carpeted, original tiled fireplace, picture rails, coving, door to rear garden.

Extended TV/Sun Room - 5.96m x 3.11m

Tongue and groove flooring, original tiled fireplace, picture rails, sliding doors to the sunny south west facing side garden.

Kitchen - 3.9m x 2.57m

Tiled floor and splashback, fully fitted solid oak kitchen units.

Rear Hallway

Tiled floor, door to side garden.

Downstairs WC - 2.44m x 1.24m

Tiled floor, wc.

Office/Store Room - 3.52m x 3.27m

Tongue and groove flooring.

Landing - 3.37m x 1.5m

Carpeted, hot press off.

Bedroom 1 - 4.74m x 3.34m

Original tongue and groove flooring, original tiled fireplace.

Bedroom 2 - 4.3m x 3.33m

Original tongue and groove flooring, original tiled fireplace, built in wardrobes.

Bedroom 3 - 2.67m x 3.7m

Original tongue and groove flooring, picture rails, built in wardrobes.

Bedroom 4 - 2.89m x 2.32m

Original tongue and groove flooring, picture rails.

Bathroom - 2.51m x 1.47m

Fully tiled, whb, electric shower.

Separate WC -

Tiled floor, WC.

Detached Garage with Driveway -

Large detached garage to rear with driveway access off Blackheath Drive.

Gardens/Site -

Stunning c. 0.17 acre plot with a sunny south-west facing side garden. The mature gardens are bordered by high hedging and trees creating a very private, tranquil outside space. rs.

BER:E2

BER No. 104854062

Energy Performance Indicator: 351.51 kWh/m²/yr

Features

- Part double/single glazed windows.
- Gas fired central heating.
- A stunning side garden c. 40 ft. wide with obvious site potential (s.p.p.).
- A quality array of original features intact.
- Extended to both side and rear.
- Large detached rear garage with driveway access off Blackheath Drive.

View By Appointment

Asking Price: €950,000

