

BER C3



43 Ardagh Park  
Blackrock, Co. Dublin

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INTERNATIONAL REALTY



## 43 Ardagh Park, Blackrock, Co. Dublin

### Features

- Delightful, modernised home extending to approximately 151 sqm (1,625 sqft)
- Beautiful sunny rear garden with large patio area
- Large versatile block built shed with potential as a home office or gym (subject to planning)
- Gas fired central heating
- Fitted carpets, blinds and kitchen appliances included in the sale
- Eircom phone watch
- Excellent off street car parking
- Superb location close to schools, shops and public transport

43 Ardagh Park is a most impressive, extended and modernised, semi detached family home superbly positioned within this deservedly popular, mature & established development in the heart of Blackrock. The instantly appealing accommodation has been decorated and finished with great taste and oozes elegance and style. It boasts very well-proportioned living and bedroom accommodation that enjoys a superb layout sure to suit a whole host of discerning buyers.

On approaching this wonderful property there is excellent off street car parking and a delightful front garden. The accommodation briefly comprises of an inviting porched entrance hallway which is particularly bright, off which there is a delightful living room to the front with feature wood burning stove and from here there are folding doors leading through to a large sitting room overlooking the lovely rear garden. There is a separate dining room to the side with a door leading through to the extremely well fitted Kitchen Breakfast room with feature island to the rear of the property. A full downstairs shower room completes the accommodation on the ground floor. On the first floor there is a lovely principal bedroom along with three further bedrooms all of a very good size and enjoying excellent light. There is a beautifully appointed bathroom at this level. To the rear of the property is a large garage providing excellent storage and with great potential for use as a home gym or office if one would so desire. There delightful large rear garden boasts an extensive raised Indian sandstone patio area along with a lawned area boarded by raised beds with mature shrubs, trees and plants along with an attractive water feature.

A better location would be difficult to imagine being well positioned within this leafy development, yet close every amenity one would require including local shops and facilities at Newtownpark to include; The Wishing Well, Dunnes Stores, a pharmacy, off – licence, the renowned Volpe Nera and The Blue Orchid restaurants, Burgundy Beauty, and a choice of hair salons along with further amenities available within walking distance at both Stillorgan and Blackrock to include a wide array of cafes, restaurants, shops and bars. The property is well catered for by public transport with the QBC available within a very short stroll on the N11 along with the Aircoach and the Luas available in Sandyford. The DART is also within a pleasant walk at Blackrock village which provide a 15 minute train ride to the City Centre.

The property is situated close to excellent schools with some of South County Dublin's most highly sought after primary and secondary schools located close by including Hollypark, St. Brigid's, Guardian Angels, Carysfort, Blackrock College, Willow Park, St. Andrews, Colaiste Eoin, Colaiste Iosagain as well as Loreto Foxrock to name but a few. In terms of recreational amenities there are an abundance of facilities available close by including Green Road Tennis Club, Newtown Park Tennis Club, Brookfield Tennis Club, New Park Swimming Pool and pleasant walks in Blackrock Park, Rockfield Park and Carysfort Park as well as many GAA, football and golf clubs.

## Accommodation

**Entrance Hallway:** 2.0m x 6.6m (6'7" x 21'8") With glazed porched area, wide plank flooring, digital alarm panel, recessed down lighting and door to cloaks hanging

**Sitting Room:** 3.35m x 4.42m (11' x 14'6") Situated to the front, ceiling coving, wide plank flooring, wood burning stove and glazed doors leading through to

**Living Room:** 4.33m x 5.0m (14'2" x 16'5") With wide plank flooring, ceiling coving, window overlooking rear, glazed door to rear, feature fireplace with limestone surround, raised marble hearth, marble inset, a good range of bespoke cabinetry and television point

**Dining Room:** 3.76m x 3.60m (12'4" x 11'10") With ceiling coving, two Velux roof lights, window to side and door through to

**Kitchen Breakfast Room:** 4.7m x 4.2m (15'5" x 13'9") With tiled floor, extremely well fitted with a good range of floor and eye level units, tiled splashback, granite worksurfaces, undermounted one and half bowl stainless steel sink unit, American style fridge/freezer, integrated Bosch dishwasher, Rangemaster oven with five ring gas hob, ceiling coving, glazed display units and door to rear garden

**Shower Room:** With tiled floor, fully tiled walls, pedestal whb, w.c, opaque window to front and ex pel air

**Bedroom 1:** 2.37m x 3.66m (7'9" x 12') With window to side

**Family Bathroom:** With tiled floor, vanity whb with drawers underneath, wall mounted mirrored vanity cabinet, bath with Aquastream telephone shower attachment over, w.c, partially panelled walls, tiled floor and opaque window to the side

**Bedroom 2:** 2.4m x 3.34m (7'10" x 10'11") To the rear with timber floor, good range of built in wardrobes and window overlooking rear

**Bedroom 3:** 3.88m x 4.34m (12'9" x 14'3") To the rear with large picture window overlooking the rear

**Bedroom 4:** 3.7m x 3.8m (12'2" x 12'6") With window overlooking front and a good range of built in wardrobes

**Block Built Shed:** 2.9m x 6.0m (9'6" x 19'8") With good range of built in wall units and power

## BER Information

BER: C3. BER No: 117095398

EPI: 222.81 kWh/m<sup>2</sup>/yr.

## Eircode

A94 AD79





FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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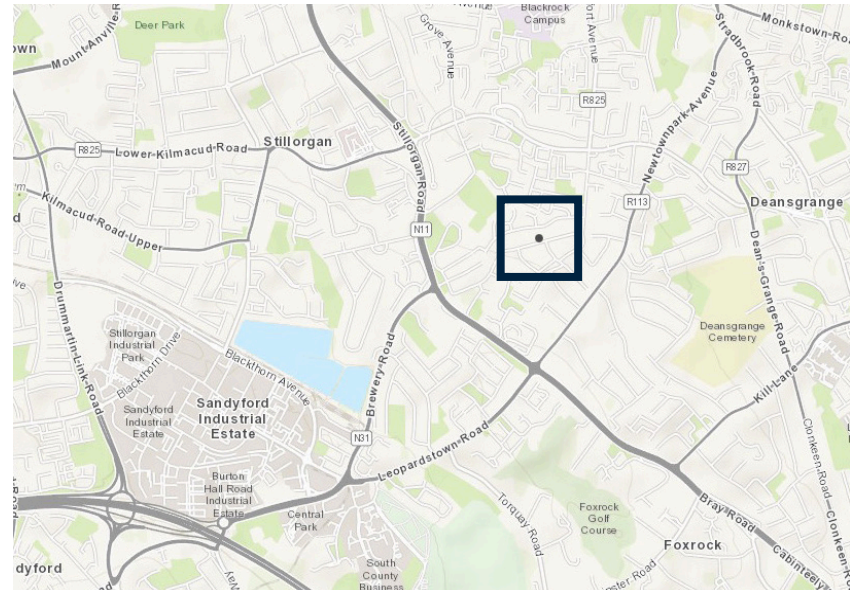
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