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For Sale by Private Treaty

42 Springhill Avenue Blackrock Co Dublin

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For Sale by Private Treaty

42 Springhill Avenue Blackrock Co Dublin



Located on the ever popular Springhill Avenue, no. 42 is this extended 3 bed semi-detached family home with garage. Measuring approximately 99 sq/m plus garage, the property has been extremely well looked after by its current owners and offers exceptional accommodation, ideal for family living and entertaining alike. On entering this fine home one will not be disappointed. The extremely bright and spacious accommodation briefly comprises reception hall, living room, dining room, kitchen, playroom, study, and shower room downstairs. There are three double bedrooms and a bathroom upstairs. The property also boasts a garage offering excellent potential to further extend/convert subject to planning permission. One of the best features of this property is the beautiful 16m, very private and south facing rear garden. Off street parking to the front completes the picture.

Location
Situating in a quiet cul de sac, the location is ideal, close by to Blackrock and Deansgrange villages and within easy reach of Dun Laoghaire town and Monkstown village, all amenities are surrounding, including schools, colleges, parks, shops and public transport. The property is also within easy reach of the city centre and the M50 allowing easy access to all national routes.

At A Glance

- Substantial semi-detached family home
- Very private south facing rear garden
- Double glazed windows throughout
- Gas fired central heating
- Extremely popular residential address
- Ample off street parking
- A selection of south Co. Dublin's finest schools and colleges within easy reach
- LUAS, DART and QBC within easy reach



Viewing

Strictly by prior appointment only with sole agents
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Negotiator

Andrew Allen MIPAV MMCEPI

Notes:

Accommodation

Entrance Hall: 2.4m x 1.86m:

Living Room: 6.21m x 4.1m: Open fireplace with feature brass mantle.

Dining Room: 4.56m x 3.06m: With stove.

Kitchen: 3.76m x 2.9m: Modern fitted kitchen with range of wall and floor units.

Playroom: 3.34m x 3.03m: With arch to...

Study: 2.9m x 2.2m

Shower Room: 1.53m x 1.13m: With wc & shower.

Landing: 4.13m x 1.84m:

Bedroom 1: 3.95m x 3.15m:

Bedroom 2: 3.00m x 3.00m:

Bedroom 3: 3.16m x 2.83m:

Bathroom: 2.7m x 1.8m: With wc, whb and bath.

Garage: 4.42m x 2.31m: Ideal for conversion.

Outside

Landscaped garden with ample off-street parking to the front is complimented by a very private south facing rear garden measuring approximately 16m.

