

# For Sale

Asking Price: €1,095,000

Sherry  
FitzGerald



22 Ardlui Park, Blackrock,  
Co. Dublin, A94 W6X0

[sherryfitz.ie](https://sherryfitz.ie) - make and view offers 24/7

BER F



## GROUND FLOOR



## FIRST FLOOR



A superb, detached family home offering spacious, light filled accommodation throughout. Whilst having been a much-loved family home over the years, it is now seeking a new owner to breathe new life into it. With a little flair and imagination, you could create a stunning contemporary home in a highly sought after central location.

The accommodation consists of hallway, bright living room with sliding doors to the dining room. There is a separate kitchen with door to the rear garden. A family room and guest wc complete the accommodation on the ground floor. Upstairs there are four good bedrooms, and a family shower room completes the upstairs accommodation.

The location is excellent, situated close to the top of Newtown Park Avenue and offering a wide variety of amenities nearby. The property is within walking distance of the N11 and QBC while the DART would be a short drive away at Blackrock. Both Blackrock Village and Stillorgan are nearby with three shopping centres between them and a range of boutique shops, excellent restaurants, and bars to cater for every taste. There is an abundance of schools in the area, Carysfort National school, Willow Park, St Andrews, and Blackrock College to name but a few.

### SPECIAL FEATURES

- Spacious detached family Home
- Double glazed PVC windows
- Security alarm
- 95 foot long rear garden
- Quiet cul-de-sac location
- Oil fired central heating
- Great potential to convert attic or extend subject to planning



**ACCOMMODATION**

Floor Area: 140sq.m. / 1,507sq.ft. approx.

Entrance Hall: Understairs storage cupboard, guest WC with wash hand basin.

Living Room: Large window, attractive marble fireplace, hard wood polished floor, sliding door to..

Dining Room: Window overlooking back garden, hard wood polished floor.

Kitchen & Breakfast Room: Fitted units, doors to rear garden, window with nice view of the garden.

Family Room: Large room with built in storage cupboards, pine panelled ceiling.

Upstairs

Landing: hot press with immersion heater.

Bedroom 1: Front double bedroom with carpet.

Bedroom 2: Rear double bedroom, carpet, wash hand basin, lovely view over garden – sea glimpse

Bedroom 3: Rear double bedroom, carpet, very nice sea view across to Howth, built in wardrobe, door out to roof area over family room.

Bedroom 4: Front bedroom, built in wardrobes.

Shower Room: Stand in double shower, wash hand basin, WC, partly tiled, hatch to attic, sea view.

**GARDEN**

Delightful mature & totally private 95 ft long rear garden mainly in lawn, surrounded by mature hedgerows & shrubs. It is ideal for children to play and for outdoor entertaining. Side entrance to front garden, with lawn & driveway with off-street parking for 2 cars, mature trees & shrubs.

**BER**

BER F, BER No. 117677625

Energy Performance Indicator: 403.23 kWh/m<sup>2</sup>/yr





**mySherryFitz**

Open 24/7

REGISTER NOW TO SEARCH FOR  
PROPERTIES, MAKE AND VIEW  
OFFERS, ANYTIME YOU LIKE.



24 HOUR  
ACCESS



SEARCH



BOOK  
VIEWINGS



MAKE  
OFFERS



**NEGOTIATOR**

Ronan O'Hara Assoc. SCSl  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 087 257 8885  
E: [ronan.ohara@sherryfitz.ie](mailto:ronan.ohara@sherryfitz.ie)

**MORTGAGE ADVICE**

For mortgage advice talk to  
Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: [blackrock@sherryfitz.ie](mailto:blackrock@sherryfitz.ie)

[sherryfitz.ie](http://sherryfitz.ie)

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.