



## 12 Carysfort Woods, Blackrock, County Dublin

148 sq.m

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## 12 Carysfort Woods, Blackrock, County Dublin

12 Carysfort Woods is an attractive four bedroom detached home ideally positioned opposite a large communal green in a very quiet cul-de-sac development making it a perfect property for buyers seeking a peaceful family home in an excellent location. Accessed from Carysfort Avenue the area benefits from multiple primary and secondary schools within walking distance. This property benefits from ample reception space, 4 double bedrooms two of which are en suite, a sunny south westerly rear garden and off street parking for multiple cars.

Set amongst similarly attractive detached homes, this property is sure to please. The generous accommodation measuring approx. 148 sq.m has been well maintained and benefits from a practical layout over two levels making it ideal for comfortable family living.

The entrance hall with the guest wc off leads to the bright and airy interconnecting reception rooms which run the length of the house. The open plan kitchen/breakfast room which overlooks the rear garden has access to the utility room as well as the dining room. The front facing family room is also located off the entrance hall.

On the first floor are 4 excellent double bedrooms, with two of them benefiting from en suite shower rooms. There is also a large family bathroom and a shelved hot press located off the landing.

This property enjoys off street parking for multiple cars as well as a south west facing rear garden offering scope to extend if desired.

Carysfort Woods is a quiet mature residential development situated off Carysfort Avenue. An ideal home for any family with its close proximity to a selection of well-established schools; Carysfort National School, Holly Park National School, All Saints National School, St. Andrews College, Blackrock Colleges, Loreto Foxrock and Mount Anville to name a few. It is also within easy reach of UCD and the Smurfit Business School which is on the lower end of Carysfort Avenue. There are many leisure attractions nearby including Carysfort Park which benefits from a large playground, Blackrock Park and the coastline. Blackrock Village and many other major shopping centres are also convenient such as Stillorgan and Dundrum Town Centre.

Public transport is extremely well catered for with the Quality Bus Corridor (46a, 145 etc) within a short stroll as well as Blackrock DART station, the M50 and the Luas only a short drive away making the commute to the city centre all the easier.

### Accommodation

Entrance Hall - 6.28m x 1.37m

Ceiling coving, phone point, guest wc, cloakroom and accommodation off.

Guest WC - 2.02m x 0.83m

Wc, whb and tiled splash back.

Living Room - 5.38m x 3.96m

Front facing reception room overlooking the communal green with ceiling coving, bay window, gas feature fireplace, tv point and interconnecting double doors leading to the dining room.

Dining Room 3.32m x 4.30m

Interconnecting reception room with ceiling coving and sliding door giving access to the rear garden. Door leading to the kitchen.

Family Room - 4.40m x 2.54m

Front facing reception over looking the communal green room with phone point.

Kitchen/Breakfast Room - 5.04m x 3.76m

Overlooking the rear garden with ample floor and eye level storage units, Beko dishwasher, Zanussi oven, tiled splash back, Velux window, door leading to the dining room and utility room off.

Utility Room - 2.03m x 1.50m

Eye level storage, plumbed for a washing machine and a dryer, work top and door giving access to the side passage.

Landing - 3.01m x 2.02m

Spacious landing with the hot press and accommodation off.

Bedroom 1 - 3.89m x 2.52m

Rear facing master bedroom with floor to ceiling fitted wardrobes, tv point and en suite off.

En Suite - 1.50m x 2.14m

Tiled walls, wc, whb and shower.

Bedroom 2 - 3.83m x 2.80m

Double bedroom over looking the green with tv point, bay window and en suite off.

En Suite - 0.79m x 2.81m

Wc, whb and shower.

Bedroom 3 - 3.32m x 2.56m

Front facing double bedroom.

Bedroom 4 - 3.26m x 3.37m (Furthest Points)

Double bedroom over looking the rear garden with fitted wardrobe.

Bathroom - 1.81m x 2.18m

Wc, whb, tiled walls and a bath with a Triton T90xr power shower.

Outside

Low maintenance walled front garden with off street parking for multiple cars.

A side passage leads to the rear garden which is laid to lawn and benefits from a south/south westerly orientation. Bordered by mature trees and shrubs with a wooden storage shed and a patio which is ideal for catching the afternoon/evening sun.

BER: D2

BER No.112343140

Energy Performance Indicator: 296.72 kWh/m<sup>2</sup>/yr

### Features

- Attractive 4 bed detached family home
- Three reception rooms
- South west facing rear garden
- Located in a quiet development off Carysfort Avenue opposite a large green
- Gas fired central heating
- 4 double bedrooms with two benefiting from an en suite shower rooms
- Downstairs guest wc
- Double glazed windows
- Off street parking for multiple cars
- Minutes from N11 and QBC
- Close to a host of schools including Carysfort National School and many amenities
- Carysfort Park is only a short stroll away

### Viewing By Appointment

