



12 Sandycove Avenue
Dún Laoghaire, Co. Dublin

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INTERNATIONAL REALTY



67 Carysfort Down, Blackrock, Co Dublin

Features

- Impressive detached double fronted family residence
- Well equipped kitchen with AGA cooker
- Peaceful cul-de-sac setting in this popular residential address
- Secluded west facing sheltered garden to rear
- Two fine principal reception rooms and sunroom
- Gas fired central heating
- Bright, practical accommodation extending to approximately 207 sqm (2,228 sq.ft.)
- Garage to the side measuring 29 sq.m. (312 sq.ft.) offering numerous possibilities

A most impressive detached family home superbly positioned in this mature and peaceful cul-de-sac off Carysfort Avenue. No. 67 Carysfort Downs is a beautifully presented family home complemented to the rear by a private and secluded west facing garden in this sought after residential location.

The elegantly appointed accommodation includes a wonderful combination of formal and informal living space throughout and measures 207 sq.m. (2,228 sq.ft.). Off the reception hall there is a large drawing room ideal for entertaining which leads to the dining room and well fitted kitchen with an AGA cooker. From the kitchen there is large extension that includes a further living room, utility, downstairs w.c. and magnificent main bedroom with vaulted ceiling and ensuite. Upstairs there are 3 further bedrooms and a family bathroom. A particular feature to the property is the garage to the side presently laid out as a studio with endless possibilities subject to planning permission and measures 29 sq.m. (312 sq.ft.). The abundance of well proportioned accommodation throughout will without doubt appeal to families looking for a quality family home in this sought after location.

No. 67 Carysfort Downs is nicely tucked away in this fashionable residential cul-de-sac off Carysfort Avenue, a deservedly popular location a short distance to the shops at Frascati, Blackrock and Stillorgan Shopping Centre. The QBC and Stillorgan Road together with Blackrock DART Station allow for ease of access to Dublin city centre. The M50 is within easy reach affording easy access to all points, north, south east and west. A wide selection of fine primary and secondary schools are all close to hand together with many choice restaurants and amenities in nearby Blackrock Village.





Accommodation

Front: Attractive driveway with mature hedging

Reception Hall: 3.1m x 3.0m (10'2" x 9'10") With timber panelling, ceiling coving and door leading through to

Living Room: 3.5m x 6.4m (11'6" x 21') With timber panelling, picture windows overlooking front, attractive timber flooring and Glazed folding doors leading through to

Dining Room: 2.8m x 3.1m (9'2" x 10'2") with open arch through to

Kitchen: 4.9m x 5.4m (16'1" x 17'9") fitted with a range of press and drawer units, gas fired aga, large centre island with granite worktops, undercounter stainless steel sink unit, gas hob, freestanding American style fridge/freezer, oak timber flooring, picture windows overlooking front and double doors to the rear garden

Inner Hallway: 1.5m x 5.6m (4'11" x 18'4") With door to front

Utility Room: 4.1m x 2.0m (13'5" x 6'7") With stainless steel sink unit, built in shelving and press units, plumbed for washing machine, plumbed for dryer and door out to rear garden

Bathroom: Comprising of whb, w.c, window to side, tiled floor and door leading to

Principal Suite: 4.75m x 6.0m (15'7" x 19'8") Very fine room with windows and French doors leading to the rear garden, very fine vaulted ceiling with Velux roof light and door through to

Ensuite Bathroom: Comprising of wall hung w.c, shower unit, dual whb with cabinet, tiled floor part tiled walls and door to rear garden

Tv Room/Gym: 4.4m x 4.5m (14'5" x 14'9") With large vaulted ceiling, feature corner window and air conditioning

First Floor

Bedroom 2: 2.7m x 4.0m (8'10" x 13'1") With picture window

overlooking rear and built in shelving

Bedroom 3: 2.5m x 3.6m (8'2" x 11'10") With timber flooring and window overlooking rear

Dressing Room/ Bedroom 4: 2.6m x 2.1m (8'6" x 6'11") With open arch

Bedroom 5: 3.6m x 3.7m (11'10" x 12'2") With timber flooring and large picture window overlooking front

Landing: With hot press with built in shelving and access to Attic

Bathroom: Comprising of wall hung w.c, whb, bath with shower over, tiled floor tiled walls, window to front and heated towel rail

Annexe/Granny Flat

Entrance patio: With timber deck

Bedroom 1: 5.0m x 3.0m (16'5" x 9'10") With pull down bed, timber flooring

Shower Room: Comprising of w.c, whb, shower unit with tiled floor, part tiled walls and Velux roof light

Kitchen Breakfast Room: 6.0m x 2.4m (19'8" x 7'10") With a range of press and drawer units, stainless steel sink unit, four ceramic hob with extractor over, double ovens, integrated fridge/freezer, oak flooring, 2 Velux windows and window overlooking rear

Garden: Ver fine private and secluded garden with gravel and raised timber deck with integrated hot tub

BER Information

BER: C3. BER No: 117353573

EPI: 207.63 kWh/m²/yr.

Eircode

A94 E224





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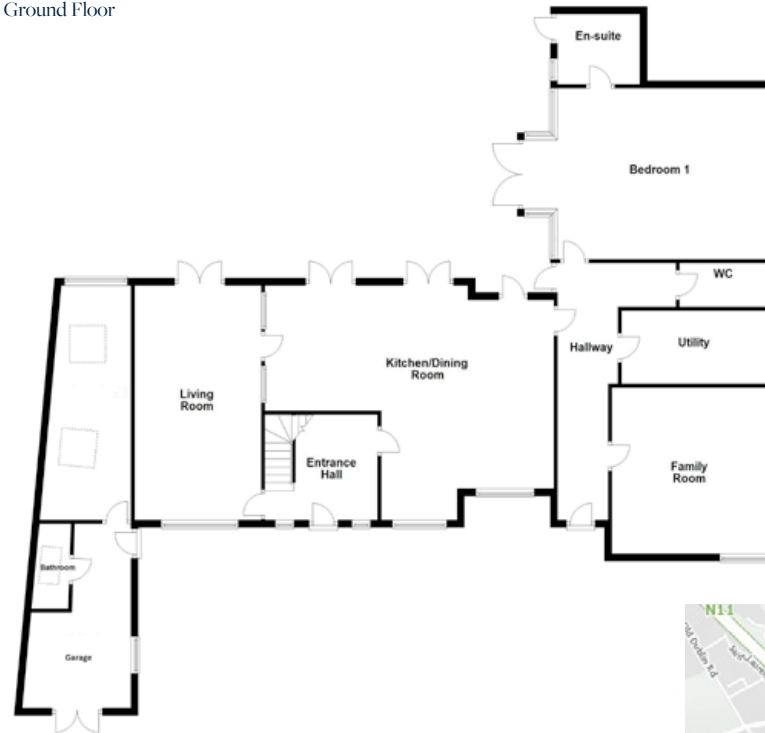
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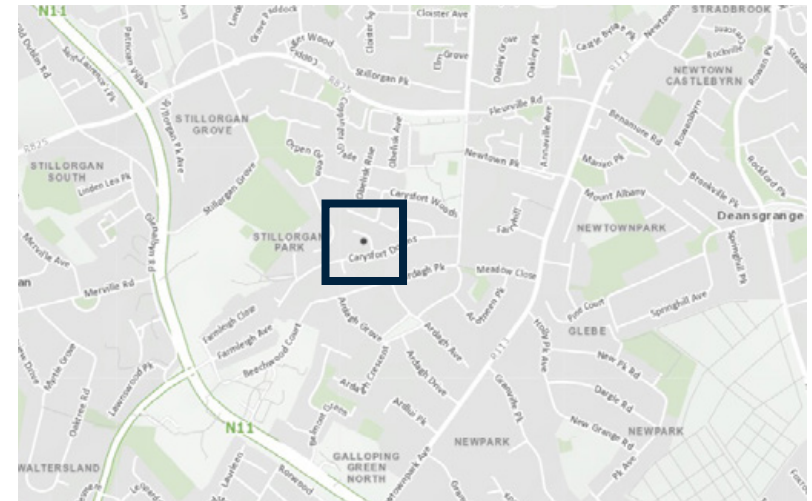
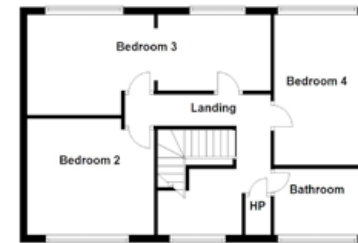
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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