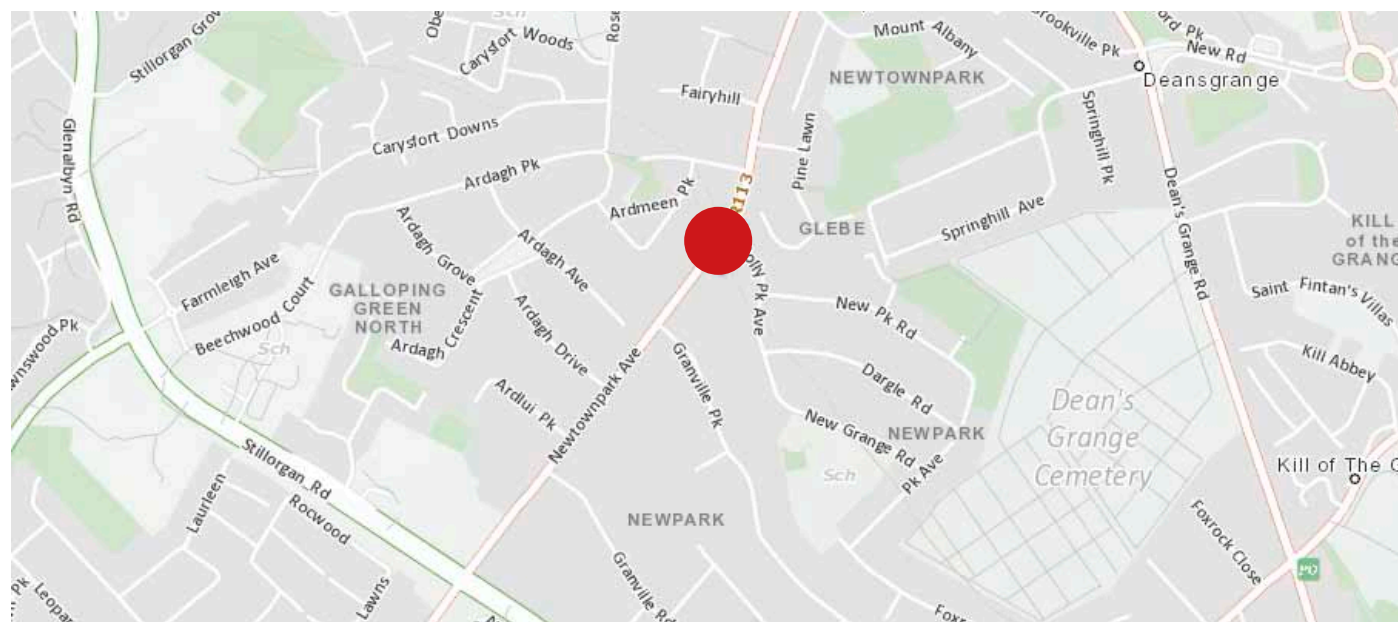


We warrant every effort has been made to ensure the accuracy of the floor plan contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for guidance only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency. Made with Mapbox (2018)



**FLOOR AREA:** 163sq.m. (1755 sq.ft.)

**BER:** D2 (108814203)

**VIEWING BY APPOINTMENT ONLY**

**CONTACT:**

**LIAM QUAIN**

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**WYSE**

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Camede is a spacious, four bedroom, detached, family home, located on the much sought after residential setting of Newtownpark Avenue. The property offers bright spacious accommodation throughout and extends to c.163sq.m. Features of the property include ample off street parking behind walled entrance, mature private garden with south east orientation and light filled extension to the rear of the property. The property offers spacious accommodation throughout to include entrance porch, Living room, Study, Den, w.c, Utility, Kitchen, Family room and Dining room, upstairs there are four bedroom with shower room off master bedroom and a family bathroom completes the accommodation.

The property occupies a mature private site, there is a tarmac driveway to the front with ample off street parking, to the rear of the property there is a spacious deck and a very generous c.35m private light filled garden. This is a superb opportunity to acquire a family home in a popular residential setting and viewing comes highly recommended.

## LOCATION

The location of the property is second to none, the property is within a short distance of Blackrock and Foxrock Villages providing every amenity such as shops, restaurants and local schools. Transport links are well catered for with a QBC located nearby on the N11, the property is also within easy reach of the M50 providing access to further afield.

## FEATURES

- Superb location
- Detached property
- South east facing rear garden
- Spacious deck
- Tarmac driveway with ample off street parking
- Extended to rear
- Gas heating
- Mature site with c.35m rear garden



## ACCOMMODATION

**Entrance Porch** 1.67m (5'6") x 1.06m (3'6") Tiled

**Entrance Hall** 4.35m (14'3") x 1.89m (6'2") with solid wood floor and stairs to first floor.

**Living room** 5.4m (17'9") x 3.63m (11'11") Solid wood floor, bright dual aspect room with double doors to spacious deck, open fireplace, and double doors to adjoining study.

**Study** 3.39m (11'1") x 2.77m (9'1") Solid wood floor, gas fireplace, overlooking garden

**Den** 5.4m (17'9") x 2.4m (7'10") Solid wood floor, Bay window

**Side Entrance** 3.36m (11'0") x 1.02m (3'4") with direct access to kitchen.

**W.C** 1.25m (4'1") x 1.19m (3'11") Fully tiled, w.c, w.h.b.

**Kitchen** 3.75m (12'4") x 2.5m (8'2") Fitted floor & wall units with granite work tops & upstands, tiled floor and integrated appliances.

**Family Room** 3.05m (10'0") x 3.6m (11'10") Solid wood floor, gas fireplace

**Dinning/Sitting Room** 3.9m (12'10") x 3.9m (12'10") Solid wood floor, triple aspect, picture windows overlooking garden, double doors to deck, velux windows with recess lighting and high ceiling.

**Landing** Carpet

**Master Bedroom** 5.44m (17'10") x 3.6m (11'10") Carpet, Dual aspect

**Shower room** 1.9m (6'3") x 0.9m (2'11") Fully tiled, electric shower, w.h.b.

**Bedroom 2** 3.4m (11'2") x 2.8m (9'2") Solid wood floor, built in wardrobes, overlooking garden

**Bedroom 3** 3.6m (11'10") x 2.06m (6'9") Carpet

**Main Bathroom** 2.54m (8'4") x 1.67m (5'6") Fully tiled, w.c, w.h.b, shower, heated towel rail

**Bedroom 4** 2.00m (6'7") x 2.54m (8'4") Timber floor

