

For Sale

Asking Price: €895,000

Sherry
FitzGerald



10 Wynberg Park, Blackrock,
Co. Dublin, A94 A9K6

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An attractive semi-detached family home, ideally situated on a quiet cul-de-sac within easy reach of Blackrock and Monkstown Village, the seafront and Dart station. The property further benefits from an enviable sunny south-west facing rear garden.

10 Wynberg Park is approached by a pillared gated entrance opening onto a lawned front garden with off-street parking. Gated side access from here leads to the sunny south-west facing rear garden. Internally the accommodation extending to c. 136sq.m. (1,464 sq. ft) comprises a welcoming reception hall with understairs storage, to the left is a living room with bay window overlooking the front, a dining room to the rear overlooks, and opens into the south-west facing rear garden. A kitchen/breakfast room also opens into the rear garden. To the right of the reception hall a converted garage now comprises a shower room that in turn leads to storeroom with access to the front. At first floor level off a wide landing there are four spacious bedrooms, a separate bathroom and WC complete the internal accommodation.

The garden to the rear is a particular feature of this house with its enviable sunny south-westerly aspect. The garden measures approx. 18m (59ft) in length and is laid out mainly in lawn with mature planting and fruit trees. A purpose-built outhouse has a storage room and WC.

The location of Wynberg Park needs little introduction, it is ideally located just a short distance from Blackrock and Monkstown Villages which are home to a host of shops, restaurants as well as coastal walks. The discerning purchaser is also spoiled for choice with some of Dublin's premier primary and secondary schools within a short distance including Carysfort National School,

Blackrock College, St. Andrew's College, CBC Monkstown, Scoil Lorcain and Loreto Foxrock. Access to the city centre is seamless, with the DART at Seapoint station accessed by a short cut through Gleann Na Smol as well as several Dublin bus links providing easy access to the City Centre and beyond.

SPECIAL FEATURES

- Situated in a quiet cul de sac
- Ideally located within an easy walk of Monkstown Village, the seafront and Dart.
- Sunny south-west facing rear garden of 18m (59ft) in length
- Floor area of approximately 136sq.m. (1,464 sq. ft)
- Excellent public transport including DART and bus
- Surrounded by a host of highly regarded primary and secondary schools

ACCOMMODATION

Floor Area: 136sq.m. / 1464sq.ft. approx.

Entrance Hall With ceiling coving, enclosed fuse box, door to understairs storage

Living Room With bay window overlooking the front, ceiling coving, picture rail, tiled fireplace with tiled hearth, solid timber floor

Dining Room With ceiling coving, solid timber floor, tiled fireplace with tiled hearth and gas inset, double doors to rear garden

Kitchen With a range of handleless wall and base units, tiled splash back, double bowl sink, picture window overlooking the rear, door to rear garden

Shower Room With tiled floor, partially tiled walls, timber panelled ceiling, WC, wash hand basin, shower cubicle with Triton T80xr shower, window to side, door to;

Garage With door to front, plumbed for washing machine

Landing With window to side and door to shelved hot press with dual immersion

Bedroom 1 With window to front, fitted wardrobes & timber floor

Bedroom 2 With window to rear, fitted wardrobes and shelving, tiled fireplace with tiled hearth

Bedroom 3 With window to front and over stair storage

Bedroom 4 With window to front, fitted storage, tiled fireplace

Bathroom With partially tiled walls, bath with Mira elite shower over, wash hand basin, hatch to attic, window to rear

WC With WC and window to rear

GARDEN

The garden to the rear is a particular feature of this house with its enviable sunny south-westerly aspect. The garden measures approx. 18m (59ft) in length and is laid out mainly in lawn with mature planting and fruit trees. A purpose-built outhouse has a storage room and WC.

BER

BER G, BER No. 118957992

Energy Performance Indicator: 500.65 kWh/m²/yr





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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.