

BER E2



28 Fairyhill
Blackrock, Co. Dublin

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28 Fairyhill, Blackrock, Co. Dublin

Features

- Well-presented detached family home in a quiet cul-de-sac
- Stunning west-facing garden spanning approximately 0.23 acres
- Generously proportioned accommodation extending to approximately 102 sqm (1100 sq. ft)
- Gas-fired central heating
- Excellent off-street parking
- Private and secluded west-facing rear garden
- Proximity to numerous primary and secondary schools
- Fitted carpets, curtains, garden shed and all white goods included in the sale
- A short walk to local shops and amenities

Welcome to 28 Fairyhill, a delightful, detached bungalow set on approximately 0.23 of an acre in a sought-after, mature cul-de-sac off Newtownpark Avenue. This charming property offers a unique opportunity to craft your dream home in one of South County Dublin's most desirable locations.

As you step inside, you are welcomed by a spacious and bright entrance hallway, leading to three well sized bedrooms, all bathed in natural light. The home features a lovely kitchen breakfast room, a family bathroom, and a large and inviting living and dining area. This living space opens to a stunning, private west-facing rear garden—a tranquil oasis ideal for relaxation and outdoor entertaining. The property also includes a garage with ample storage space and excellent off-street parking. While some refurbishment is needed, the home presents an incredible opportunity for extension and modernisation, allowing you to tailor every detail to your taste and lifestyle.

The location of 28 Fairyhill is a major attraction, offering the convenience of being just a short walk from a variety of local shops, including Dunnes Stores, pharmacies, cafés, and restaurants. The bustling villages of Blackrock and Monkstown, known for their superb selection of shops, cafés, and some of the finest restaurants in South County Dublin, are also within easy reach. Public transport options are excellent, with the QBC on the N11 and Blackrock DART station nearby, ensuring easy access to the city and beyond. Families will appreciate the proximity to several prestigious primary and secondary schools, including Hollypark, Lycée Français d'Irlande, Newpark Comprehensive, Sion Hill, Blackrock College, Willow Park, and Loreto Foxrock. For those who enjoy an active lifestyle, the area offers a wide range of sporting and recreational amenities. Newtownpark Tennis Club, Granada Football Club, and children's playgrounds are within easy reach, while Foxrock Golf Club, Kilmacud Crokes GAA Club, and tennis courts are also nearby. The popular sailing and marine activities at the yacht clubs and marina in Dun Laoghaire Harbour are just a short drive away.



Accommodation

Entrance Hall: 3.6m x 2.7m (11'10" x 8'10")

Guest WC: with WC and WHB

Living Room/ Dining Room: 8.4m x 4.5m (27'7" x 14'9") Large room with lovely sunny aspect overlooking garden, gas fireplace with wooden mantel, sliding doors out to the rear garden

Kitchen: 3.6m x 3.2m (11'10" x 10'6") With an range of wall and floor units, integrated washing machine, integrated dual oven, stainless steel sink unit, 5 ring gas hob, extractor fan, tiled splashback. Door to garden

Bedroom 1: 4.8m x 3.0m (15'9" x 9'10") Overlooking the front, with whb.

Bedroom 2: 4.0m x 3.7m (13'1" x 12'2") Overlooking the front, with build in wardrobes

Bedroom 3: 2.5m x 3.0m (8'2" x 9'10") Overlooking the side of the property

Family Bathroom: 3.0m x 2.0m (9'10" x 6'7") With whb, wc, step in shower, hot-press and tiled walls

Landing: Access to attic from hallway

BER Information

BER: E2

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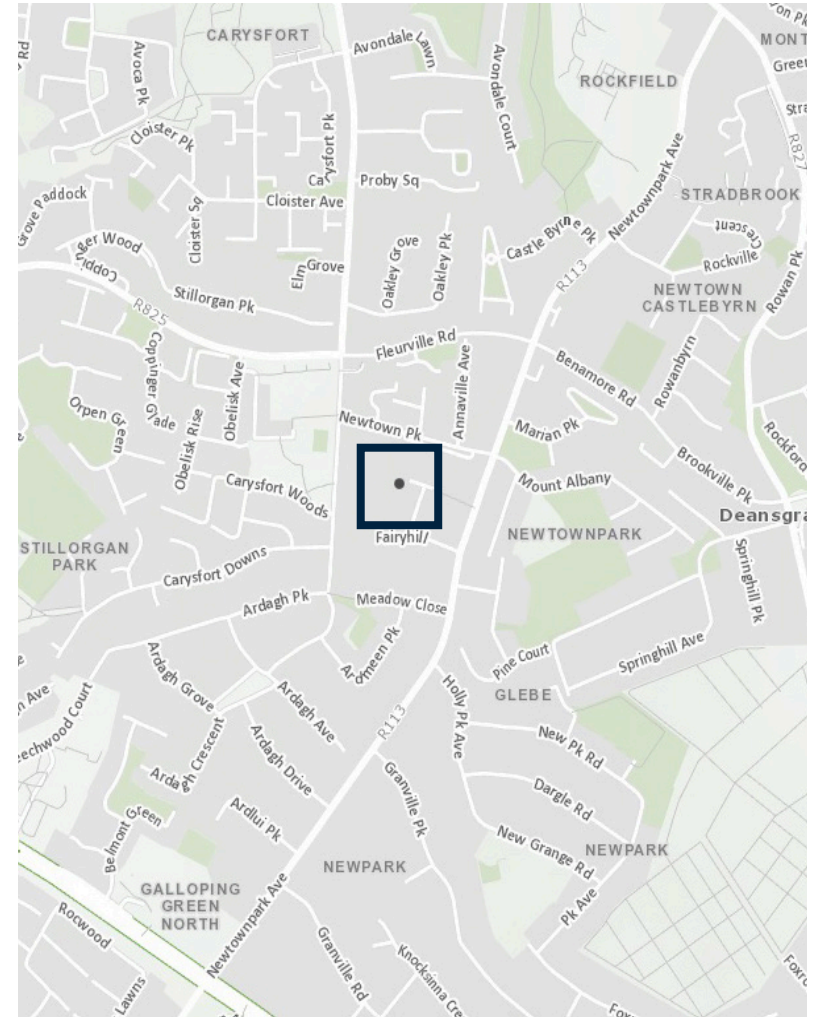
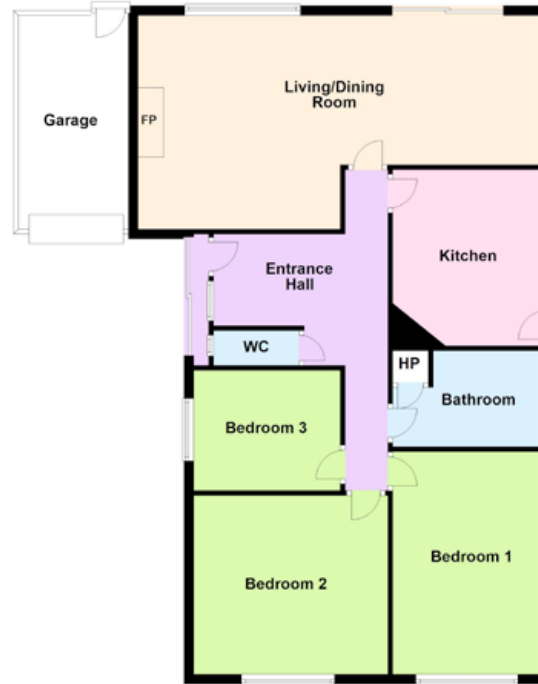
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