

For Sale

Asking Price: €675,000

Sherry
FitzGerald



4 Ardagh Close, Blackrock,
Co. Dublin, A94 R156

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BER D2





A lovingly maintained semi-detached dormer bungalow ideally located on this mature residential road within easy reach of Blackrock and Stillorgan Villages, the seafront, DART & QBC, the property further benefits from a private low maintenance westerly facing rear garden.

This family home is approached to the front by a pillared entrance opening onto a wide cobble lock driveway providing for excellent off-street parking for up to three cars.

Gated side access from here leads to the rear garden. Internally the bright well-presented accommodation extends to 117sq.m /1,259sq. ft) and comprises a welcoming reception hall with guest WC. To the right is a large reception room/Bedroom 4, with a further bedroom to the left. To the rear of the property is a living room and kitchen/breakfast room opening to the rear garden. A shower room completes the accommodation at this level. At first floor level are two further double bedrooms.

The garden to the rear offers immense privacy and boasts a sunny westerly aspect. It is laid out with cobble paving bordered by mature planting and shrubbery. It also benefits from a purpose-built boiler house that houses the gas boiler and a Barna shed.

The location of Ardagh Close at the top of Carysfort Avenue needs no introduction being ideally situated with an abundance of conveniences just around the corner to include Dunnes Stores, the highly regarded Volpe Nera restaurant, the Wishing Well pub as well as coffee shops, pharmacy and hairdressers. It also has the advantage of being within easy reach of the Villages of Blackrock and Stillorgan with their vast host of amenities including cafes,

restaurants, bars, shopping centres, cinema and a wide variety of shops. There is an excellent selection of both primary and secondary schools in the area, Carysfort National School, Holly Park, Newpark Comprehensive, Loreto Foxrock, Blackrock College, St Andrews College and Sion Hill to name but a few. The area is very well served by public transport including the DART at Blackrock and QBC on the N11 while the M50 and N11 provide seamless access to the city centre and further afield. This beautiful home is sure to appeal to a wide variety of purchasers from first time buyers, young families as well as those trading down.

SPECIAL FEATURES

- Sunny west facing low-maintenance rear garden.
- Lovingly maintained accommodation extending to c.117sq.m /1,259sq.ft.
- Excellent off-street parking for up to four cars on cobble driveway.
- Well served by public transport including DART and QBC on N11.
- Within easy reach of Blackrock & Stillorgan Villages.
- Surrounded by a host of highly regarded primary and secondary schools.
- Gas Fired central heating.

ACCOMMODATION

Floor Area: 117sq.m. / 1,259sq.ft. approx.

Entrance Hall With excellent under stair storage and door to:

Guest WC With wc, wash hand basin, window to front and Siemens heater

Reception Room/Bedroom 4 With picture window overlooking the front, tiled fireplace with tiled hearth

Bedroom 3 Double bedroom with window to side

Living Room With ceiling coving, centre rose, brick fireplace with tiled hearth and gas inset, picture window overlooking the rear

Shower Room With fully tiled walls and floors, wc, wash hand basin, shower cubicle with Mira Elite SE shower, window to side, fitted mirror and electric heater

Kitchen/Breakfast Room With a range of wall and base units, display cabinets, wine rack, space for oven with extractor over, tiled splash backs, one and a half bowl sink unit, plumbed for washing machine, plumbed for dishwasher enclosed fuse box, heating controls, window to side, window to rear, door to rear garden

Landing With hatch to attic and shelved hot press with dual immersion

Bedroom 1 Double bedroom with dormer window to the front and Velux window to the rear, Stira to attic and door to under eaves storage

Bedroom 2 Double bedroom with large window overlooking the side & door to clothes storage and access to eaves storage

GARDEN

The garden to the rear offers immense privacy and boasts a sunny westerly aspect. It is laid out with cobble paving bordered by mature planting and shrubbery. It also benefits from a purpose-built boiler house that houses the gas boiler and a Barna shed.

BER

BER D2, BER No. 118409960

Energy Performance Indicator: 262.67 kWh/m²/yr





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