

For Sale

Asking Price: €850,000

Sherry
FitzGerald



23 Barclay Court, Blackrock,
Co. Dublin, A94 V566

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BER B3





Nestled just a short stroll from the vibrant heart of Blackrock Village, this beautifully renovated four-bedroom semi-detached home offers the perfect balance of modern living and a highly sought-after location. Tucked away in a cul sac on the edge of a leafy park and surrounded by an excellent selection of local schools, this property also benefits from convenient transport links, providing easy access to the city centre.

Upon arrival, the home immediately impresses with its warm and welcoming entrance hallway, finished with elegant parquet wood flooring that continues seamlessly through the main living and dining areas. To the front of the house, a bright and spacious living room provides a cosy retreat, while double doors connect it effortlessly to the open-plan kitchen and living space at the rear—creating a wonderful sense of flow, ideal for both everyday living and entertaining.

The heart of the home is the stunning, light-filled kitchen and living area, thoughtfully designed to maximise space and natural light. Large doors open directly onto the private rear garden, offering a perfect setting for indoor-outdoor living.

Upstairs, the accommodation comprises four well-proportioned bedrooms. The main double bedroom to the front is particularly bright and features ample wardrobe space. A second spacious double bedroom and two comfortable single bedrooms provide flexibility for family living, home office use, or guest accommodation. A large, stylishly appointed main bathroom completes the upstairs layout.

Additional features include a beautifully finished staircase with a stylish carpet runner, off-street parking to the front, and a

convenient side passage offering easy access to the rear garden. This exceptional home combines contemporary style with a superb location, making it an ideal choice for families seeking comfort, convenience, and a strong sense of community.

Viewing is highly recommended.

SPECIAL FEATURES

- Good four bedroom family home.
- Measuring 102sqm/ 1098sq.ft approx.
- Very well presented throughout.
- Off-street parking to the front.
- Highly sought after residential area.
- Excellent schools in area.
- Easy walk to Blackrock Village.
- DART and bus services within easy reach.
- Gas fired central heating.
- Double glazed windows.

ACCOMMODATION

Porch Sliding door leading to hallway.

Entrance Hall Bright open hallway with wood parquet flooring.

Guest wc Tiled floor, wash hand basin, WC.

Living Room Bright spacious living room with parquet flooring, built in modern glass front gas fire. Large picture window South West facing flooding the downstairs with light.

Kitchen/ Dining Room Open plan kitchen and dining room with tiled flooring in kitchen, floor and wall hung units, tiled backsplash, Belfast sink. Dual windows overlooking garden and double glass doors opening onto patio area.

Landing Stairs with new stylish carpet runner leading to spacious landing.

Bedroom Double bedroom to the front, carpet flooring, built in wardrobes for two people.

Bedroom 2 Double bedroom to the back of the house, carpet flooring, built in wardrobes.

Bedroom 3 Single bedroom with carpet flooring, built in wardrobes.

Bedroom 4 Single bedroom to the front of the house with carpet flooring, room for a desk and free standing wardrobe.

Bathroom Large family bathroom with tiled flooring, tiled walls, walk in shower, wash hand basin and WC. Window for light and ventilation.

GARDEN

Nice garden with lawn and paved area ideal for al fresco dining.

Garden shed for storage and side access to the front garden.

**BER**

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Energy Performance Indicator: 133.8 kWh/m²/yr

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