

For Sale

Asking Price: €1,375,000



16a Woodlands Park, Blackrock,
Co. Dublin, A94 HF96



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16A Woodlands Park



An outstanding opportunity to acquire this deceptively spacious detached bungalow of c. 157sq.m. (1,690sq.ft) situated in an immensely private setting on this quiet cul de sac in the highly regarded and highly sought after Woodlands Park in the heart of Blackrock.

16a Woodlands Park was designed by the distinguished architect Vincent Gallagher in the 1970s and has been beautifully maintained and upgraded over the years but the current occupants. The property further benefits from a sunny south west facing rear garden. Situated behind high hedging offering immense privacy and seclusion, the property is approached by a pillared gated entrance opening on to an asphalt driveway providing excellent off-street parking and access to a carport. Gated access to either side of the property leads to the sunny private rear garden.

Upon entering the home, you are greeted by a welcoming reception hall with exposed brick walls, tiled floor and large picture window, from here double doors open into a beautiful living room with dual aspect windows and feature raised fire. Dual arches from here lead to the dining room that overlooks and has sliding patio door opening into the private rear garden. Off the dining room is a recently upgraded shaker style kitchen with Silestone worktops and upstands, breakfast bar seating and further access to the rear garden.

Off a wide inner hall flooded with natural light through a feature atrium roof light are three bedrooms two of which avail of en-suite bathrooms with the main bedroom ensuite offering both bath and shower. A guest WC/utility room and a shelved hot-press complete the internal accommodation.

This idyllic location could not be more convenient being within easy reach of Blackrock Village with its wide range of facilities and amenities to include two shopping centres, cafes, bars, boutiques, library as well as a host of highly regarded restaurants to include a Michelin 2-star restaurant. Local recreational facilities include Blackrock Park and Mount Merrion pitch and putt course as well as the seafront offering beautiful coastal walks. Public transport is excellent with the QBC on the N11 at the top of Mount Merrion Avenue and the DART at Blackrock. The area is surrounded by an abundance of highly regarded primary and secondary schools to include Blackrock College, Willow Park School, St Andrew's, Loreto Foxrock, Oatlands and Nord Anglia School to name but a few. UCD and Smurfit Business School are also nearby.

SPECIAL FEATURES

- Architecturally designed detached bungalow extending to approx. 157 sqm (1,690sq.ft)
- Immensely private site on a quiet cul de sac
- Sunny south west facing rear garden
- Gas fired central heating
- Security alarm system
- Excellent off-street parking & car port
- Within walking distance of Blackrock Village and seafront

ACCOMMODATION

Entrance Hall With double doors opening in, tiled floor, exposed brick walls, large picture window, double doors opening into;

Living Room With large picture window overlooking the front, window overlooking the side, raised marble fireplace with marble mantle, open fire and fuel storage, fitted shelving and storage to side, double arches opening into;

Dining Room With large sliding patio door to rear and door to;

Kitchen With solid maple floor, door to rear, recessed lighting, digital controls for gas heating, modern shaker style painted kitchen with Silestone worktops and upstands, one and a half bowl undermount sink, double integrated De Dietrich oven, Integrated Bosch dishwasher, 4 ring De Dietrich hob with extractor over, integrated fridge freezer, island unit with breakfast bar seating. Door to:

Inner Hall With large atrium roof light, solid maple floor, recessed book shelving, door to storage with hot press with dual immersion, digital alarm, door to

Bedroom 1 With window overlooking the front, excellent range of fitted wardrobes with recessed lighting, door to:

En Suite Bathroom With recessed lighting, oversized shower enclosure, sink set into unit with tiled top and shelving and storage below, cast iron bath set into tiled mount with tiled surround and recessed mirror, fitted mirror with dual wall sconces, window to side

Bedroom 2 With window overlooking rear garden, excellent range of fitted wardrobes, door to

En Suite Shower Room With recessed lighting, solid timber floor window to side, WC, shower enclosure, wash hand basin set into oak unit with shelving and storage below, fitted mirror and wall sconces,

Bedroom 3 With window overlooking rear garden, recessed book shelving

Utility Room/ Guest WC With fully tiled walls and floors, wc, wash hand basin set into unit with storage below, plumbing for washing machine and dryer, roof light, extractor fan

GARDEN

The private gardens are a particular feature of this home and are not overlooked in any way. Situated behind high hedging the front garden provides excellent off-street parking with the remainder laid out in lawn bordered by mature hedging and planting. The rear garden is flooded in natural light due to its enviable south westerly aspect. A large, decked area spanning the width of the home offers the ideal location for entertaining and BBQs on long summer evenings. The remainder of the rear garden is laid out in lawn bordered by mature hedging with Barna shed, boiler house, and storage shed. Additional benefits of the rear garden are electric heater, outdoor sockets and tap. The garden measures c. 19m x 10m.

BER

BER F, BER No. 105323380

Energy Performance Indicator: 418.63 kWh/m²/yr



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