

FOR SALE BY PRIVATE TREATY

28 NEWTOWNPARK AVENUE

BLACKROCK, CO. DUBLIN A94 R3K6

Asking Price

€800,000



**Tom
O'Higgins**
ESTATE AGENT

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28 NEWTOWNPARK AVENUE

3 Bed – 2 Reception

111.6sqm / 1,201sqft

ASKING PRICE €800,000

It is rare to offer a truly original 1930's home of such character and charm that has been so lovingly cared for by its most recent owners and family over many years.

Upon entering no. 28 Newtownpark Avenue one is instantly hit by a pure sense of warmth and charm that can only be afforded by a really well-loved home.

All of the original features are fully intact. Especially its array of stunningly beautiful fire surrounds throughout, high ceilings, period picture rails and quality original wooden floors throughout are just a few of the charming features on offer.

Accommodation briefly comprises a welcoming entrance hallway with cloakroom off, two well-proportioned reception rooms and kitchen at ground floor level.

Three bedrooms all of which are well proportioned on the second floor and a well-appointed family bathroom.

Outside the mature rear garden is south facing and at over 20m long is mostly laid out in lawn with outbuildings. Of obvious further appeal, there is a very generous garage to the side, ripe for conversion into a home office.

Located within minutes of Blackrock village this is one not to be missed, viewing is highly recommended for a discerning purchaser seeking a quality well located home in Blackrock.

FEATURES

- Triple Glazed windows throughout.
- Fibre broadband.
- Off street parking.
- Large private south facing rear garden.
- Detached garage.
- Within minutes' walk from Blackrock Village.
- Extremely well catered for in terms of public transport.



ACCOMMODATION

Entrance Hallway

A welcoming bright and well and proportioned entrance hallway with cloakroom w/c off.

Sitting Room 4.35m x 4.61m

A typically well-proportioned first reception room full of originality with bay window and stunning original feature fireplace.

Living room 4.05m x 3.6m

Another well-proportioned room with feature fireplace.

Kitchen 4m x 3.2m

Such a charming kitchen with access to a decent mature south facing rear garden

First floor

Master Bedroom 4.06m x 4.58m

A well-proportioned room with bay window and original feature fire surround.

Bedroom 2 4.07m x 3.57m

Another generous room with feature fire surround.

Bedroom 3 2.85 x 2.81

The smaller of the three bedrooms yet of a reasonable size.

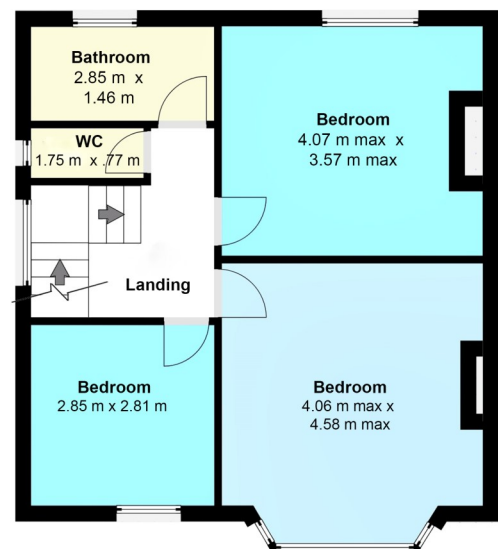
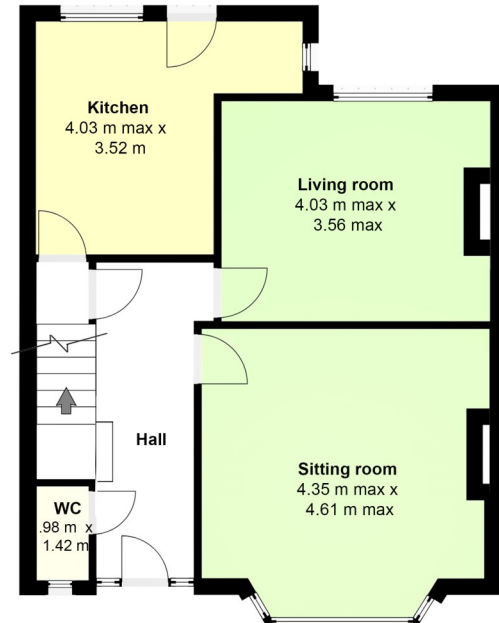
Bathroom 2.85 x 1.46

With bath and white sanitary ware.

Outside

To the front there is ample off-street parking and a low maintenance driveway with mature boundaries. A useful detached garage and side access to a generous south facing sun drenched rear garden.

The rear garden is approx. 22 m x 8m and is mostly laid out in lawn with a couple of smaller outbuildings and not overlooked.



Not to scale. For identification only.

BER

E1

No: 118594530

304.99 kWh/m²/yr

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**Tom
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SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730