



112 Carysfort Park, Blackrock, Co. Dublin A94 CY99

Beirne
& Wise



Discreetly tucked away in a small enclave within Carysfort Park, this modern end of terrace home offers a delightful blend of comfort and style. The bright light-filled interior extends to 82sq.m and comprises entrance hall with guest W.C., contemporary kitchen/dining room and living room. Upstairs there are three well-proportioned bedrooms and a larger than average family bathroom.

This house has been thoughtfully upgraded making it a move-in ready home. To the rear there is a delightful south-east facing garden allowing for plenty of sunlight throughout the day, perfect for gardening enthusiasts or simply enjoying a morning coffee in the fresh air. Planning Permission has previously been granted (Ref D15B/0119 now expired) to extend to the rear and also convert the attic to create additional accommodation.

Situated in a quiet courtyard setting, this property offers a peaceful retreat while still being conveniently close to Blackrock village and the fantastic choice of amenities that it has to offer including a wide range of specialist shops, restaurants, two shopping centres and excellent transport links including the DART and QBC. One can enjoy pleasant walks along the seafront in Blackrock or closer to home in Carysfort Park, perfect for leisurely strolls, picnics, or enjoying outdoor activities with family and friends.

Features

- 3 BEDROOM END OF TERRACE HOUSE
- 82 SQ.M
- ALARM
- GAS FIRE CENTRAL HEATING
- AMPLE RESIDENTS PARKING
- SIDE ENTRANCE
- SOUTH EAST FACING GARDEN
- QUIET CUL DE SAC LOCATION
- CLOSE TO DART AND BUS ROUTES
- CLOSE TO BLACKROCK VILLAGE

Accommodation

HALL

With wooden floors. Stairs to first floor.

GUEST W.C.

Re-fitted W.C. and wash hand basin.

KITCHEN/DINING ROOM

3m x 4.06m

Contemporary kitchen with stylish cream wall and floor cupboards with marble style work tops. Appliances include an eye-line oven and microwave, dishwasher and fridge freezer. Plumbed for a washer/ dryer. Tiled floor and recessed ceiling spotlights.





LIVING ROOM

5.03m x 3.73m

Large light-filled room running the full width of the house. Convenient downstairs storage cupboard. Wide plank oak flooring, open fireplace and a modern sliding door opens to the sunny patio.

FIRST FLOOR LANDING

With hot press cupboard.

BEDROOM 1

2.90m x 4.26m

Large double room overlooking the rear garden. Built in wardrobes.

BEDROOM 2

2.58m x 3.90m

Double room to the front. Built in wardrobes.

BEDROOM 3

2.35m x 2.85m

Single room to the front. Built in wardrobe.

BATHROOM

Very generous bathroom (originally bathroom and ensuite) with contemporary fittings to include a bath, glass shower cubicle, wash hand basin pedestal and wc. Tiled floor and walls. Naturally bright room with windows on both the side and back wall.

OUTSIDE

The rear garden enjoys a south-easterly aspect and is laid in lawn with mature hedging and flowering plants. At the end of the garden there is a sunken patio area, the ideal spot for an evening sunowner. Garden shed and a side gate for pedestrian access. There is ample car parking for residents within this small courtyard.

BER

Ber No. 117145250

Output. 198.25 kWh/m²/yr

