



6 Oakley Park, Blackrock, Co. Dublin A94A9P0

Beirne
& Wise

**** ON VIEW This Saturday 1st November - 2p.m. to 2.30p.m. ****

6 Oakley Park is a semi-detached, dormer bungalow which extends to approximately 109sq.m (excluding the attic room). This family home is set on mature gardens and enjoys a quiet cul-de-sac location just off Carysfort Avenue. Although the property requires upgrading, it offers a superb opportunity to create an outstanding family home with the options to convert the attic room and extend to the rear if so desired.

The accommodation briefly comprises; Porch, entrance hall, living room, kitchen/dining room, 3 bedrooms at ground floor and a shower room. At first floor level, there is a 4th bedroom and a large attic room. The front garden is laid to lawn with a large driveway with ample off street car parking, a pedestrian gate leads to the mature rear garden.

Situated in a quiet cul-de-sac 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.

Features

- 4 bedroom semi detached dormer bungalow
- Potential to enlarge the accommodation if so desired
- In need of upgrading
- Off street car parking
- Gas heating system
- Quiet cul-de-sac
- Private rear gardens
- Close to a range of amenities

Accommodation

PORCH

Sliding door to front

HALL

Stairs to first floor with large storage cupboard under.

LIVING ROOM

4.61m x 4.60m

Bright and spacious reception room. Feature open fireplace. Window to the front aspect.

KITCHEN/DINING ROOM

4m x 3.56m (max)

Wall and base presses with sink unit. Plumbing for washing machine. Hot press. Gas boiler serving the heating system. Window overlooking the rear garden. Door to rear.





BEDROOM 1
3.03m x 4.60m
Window to the front aspect.

BEDROOM 2
3.16m x 4.60m
Window to the rear aspect.

BEDROOM 3
2.26m x 3.56m
Window to the rear aspect.

SHOWER ROOM
Shower cubicle, wash hand basin and W.C. Window to the side aspect.

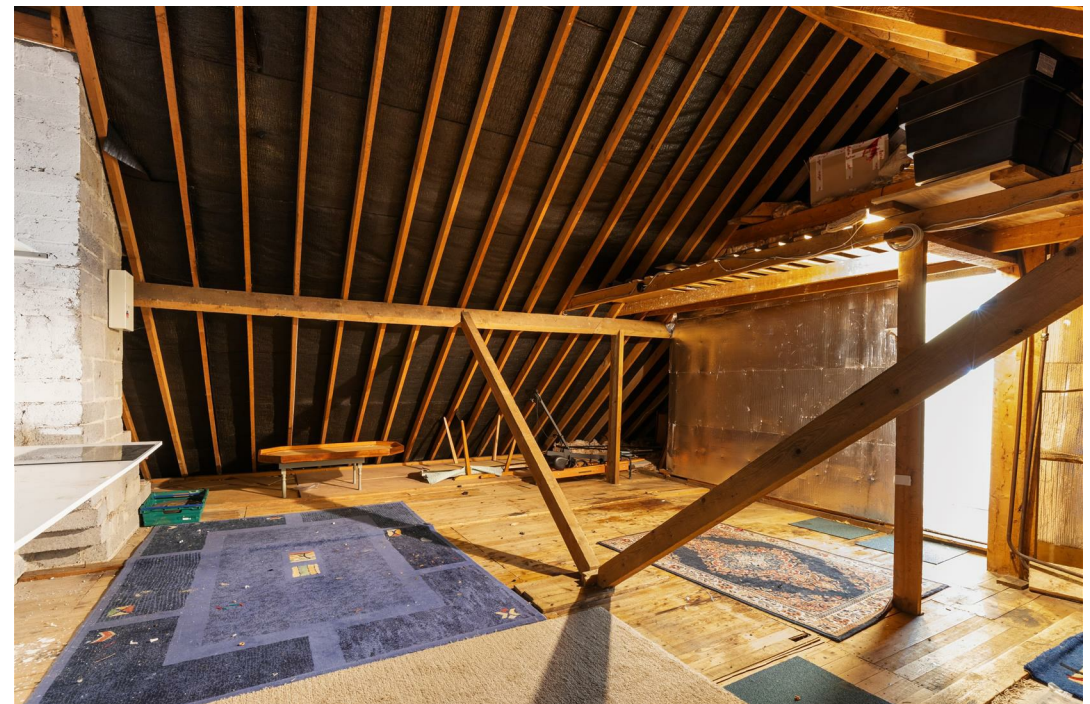
FIRST FLOOR LANDING

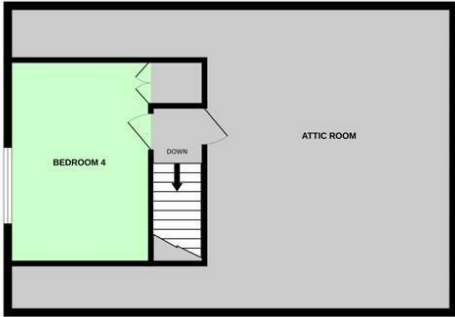
BEDROOM 4
3.10m x 4.28m
window to the side aspect. Wardrobe.

ATTIC ROOM
5.40m x 4.28m average
Large space idea for conversion (S.T.P.P)

OUTSIDE
The front garden is laid to lawn with mature shrubs and hedging. The driveway offers ample off street car parking. Pedestrian side gate leads to the mature rear garden mainly laid to lawn approximately 19M long with established shrubs and trees. Block store shed and a timber garden shed.

BER
Ber No. 118887637
Output. 480.46 kWh/m²/yr





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