



104 Carysfort Park, Blackrock, Co. Dublin A94P8VO

Beirne  
& Wise



Situated in a quiet courtyard enclave in the leafy development of Carysfort Park, this attractive brick-fronted townhouse offers a delightful blend of modern living and serene surroundings.

Built circa 1994, this pristine property spans 90sq.m/968 square feet and briefly comprises: entrance hall with guest W.C., a re-fitted kitchen ensuring a contemporary lifestyle while retaining a sense of homeliness, a bright reception room perfect for both relaxation and entertaining and a delightful sunroom with an ideal west facing orientation. Upstairs there are three bedrooms and two well-appointed shower rooms provide convenience and privacy for all residents.

One of the standout features of this property is its west-facing landscaped garden, which offers a tranquil outdoor space to unwind after a long day. The garden is perfect for enjoying the afternoon sun or indeed hosting summer barbecues.

This townhouse benefits from a peaceful location while also being conveniently located in the heart of Blackrock. Residents will appreciate the excellent amenities nearby, including cafes, shops and many restaurants. The DART at Blackrock is within comfortable walking distance and a choice of bus routes along the N11 and Frascati Road allow easy access to the city centre. There is an excellent choice of schools in the area including Carysfort National School, Blackrock and Willow College, St Andrews and Sion Hill.

This property presents a wonderful opportunity to acquire a modern home in a sought-after location. With its appealing features and prime setting, it is sure to appeal to those seeking a comfortable home in a hard to beat location.

## Features

- 3 BEDROOM TERRACE HOUSE
- 90 SQ.M
- GAS FIRED HEATING SYSTEM
- RE-FITTED KITCHEN AND BATHROOMS
- ENSUITE TO MAIN BEDROOM
- SUN ROOM
- AMPLE RESIDENTS PARKING
- WEST FACING REAR GARDEN
- CLOSE TO DART AND BUS ROUTES
- CLOSE TO BLACKROCK VILLAGE

## Accommodation

### HALL

Inviting entrance hall with clever built in understairs shelving.

### GUEST W.C.

Complete with WC and Wash hand basin with tiled splashback. Tiled floor and wall mounted mirror.

### KITCHEN/DINING ROOM

3.06m x 4m

Recently re-fitted with contemporary wall and floor cupboards with tiled splash back and tiled flooring. Appliances include an oven and hob with overhead extractor fan, washing machine, fridge/freezer and dishwasher. Gas boiler cabinet.



#### LIVING ROOM

5.03m x 3.75m

Large light filled reception room spanning the width of the house. Feature fireplace with a gas fire inset, wooden flooring and a sliding glass door opens to the sunroom. Convenient under stairs cloakroom.

#### SUN ROOM

2.52m x 3.5m

Bright light-filled room with a westerly orientation. Attractive stone floor tiling and centre ceiling fan-light. French patio doors open to the rear deck and garden.

#### FIRST FLOOR LANDING

Hot press cupboard.

#### BEDROOM 1

2.70m x 3.90m

Large double room with generous built in wardrobes and dressing table.

#### ENSUITE

With a step in shower cubicle with glass door and an electric shower. W.C. and wash hand basin. Tiled flooring.

#### BEDROOM 2

2.65m x 3.92m

Double room with a box window overlooking the front courtyard. Built in wardrobes.

#### BEDROOM 3

2.25m x 2.76m

Single bedroom with a built in wardrobe and shelving.

#### BATHROOM

Generous shower with attractive floor and wall tiling. wash hand basin and W.C. Ceiling skylight.

#### OUTSIDE

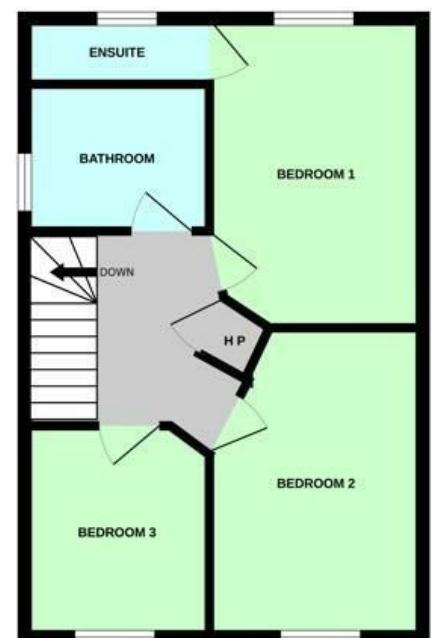
To the front of the property there is ample resident's car parking. The rear garden enjoys a sunny west facing aspect and plenty of light throughout the day. A large rear deck is the perfect spot for outdoor entertaining and there is also a large garden shed for storage.

#### BER

Ber No. 110376670

Output. 232.96 kWh/m<sup>2</sup>/yr





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