



6 Wynberg Park, Blackrock, Co Dublin, A94 K2A0

Beirne
& Wise



***** ON VIEW THIS SATURDAY 7th February - 11am to 11.30am *****

Ideally situated in the leafy enclave of Wynberg Park, this delightful semi-detached house built in the 1950's has more recently been extended to a generous 152sq.m. of accommodation to offer a blend of classic character and modern living.

Upon entering, you are greeted by an inviting entrance hall with guest W.C. The well-proportioned bay fronted living room exudes warmth and is ideal for relaxation. The heart of the home is undoubtedly the large, light-filled kitchen/dining/family room which serves as a wonderful gathering space for family meals and social occasions. This area is designed to maximise natural light, creating a bright and airy atmosphere that enhances the overall appeal of the property. Upstairs there are four generous bedrooms, the main en-suite, a family bathroom and separate W.C.

To the front of the property there is a lawned garden with a driveway, offering plenty of parking leading to the garage which not only allows for additional parking but also the possibility of expanding the accommodation. A side access leads to the private west facing rear garden.

The location in Wynberg Park is particularly appealing, offering a tranquil residential environment while remaining close to local amenities and transport links. Pedestrian access to both Monkstown Road and Stradbroke Road. There is a choice of amenities nearby in Blackrock village with its two shopping centres and also Monkstown Village with its selection of fine restaurants and trendy shops.



Features

- Extended semi-detached home
- Four generous bedrooms
- Gas heating system
- Garage with potential to extend the accommodation further
- Off street car parking
- Spacious and bright Kitchen/family/dining Room
- Two bathrooms
- West facing rear garden
- Double glazed windows
- Leafy Cul-de-Sac Location

View

Strictly by appointment with the selling agents Beirne & Wise,
12a Carysfort Avenue, Blackrock, Dublin, T: 01 2880900





Accommodation

HALL

Stairs to first floor.

GUEST W.C.

W.C. and wash hand basin with mirror above. Door to under stair storage.

LIVING ROOM

3.60m x 4.70m

Bay window to the front aspect. Open tiled fireplace. Wall lights.

KITCHEN/DINING/FAMILY ROOM

Contemporary extension with wall to wall glass and views over the rear garden.

KITCHEN AREA

3.75m x 3.38m

The kitchen is fitted with shaker style wall and floor cupboards with Oak worksurfaces over and a stylish breakfast bar for casual dining. Appliances include an electric oven and hob, Integrated fridge freezer and dishwasher.

DINING AREA

4.85m xx 4.12m

Fireplace with fitted stove.

FAMILY AREA

5.85m x 2.35m

Double doors to the rear garden.

FIRST FLOOR LANDING

Access to the part floor attic via a pull down ladder. Hot press.

BEDROOM 1

3.60m x 4.16m

Window to the front aspect. A range of built in wardrobes.

ENSUITE

Large shower room which is fully tiled and comprises: W.C. Vanity wash hand basin with cupboard under and a mirror above. Shower cubicle with electric Mira shower. Window the front aspect.

BEDROOM 2

3.60m x 4.25m

Window to the rear aspect. Range of built in wardrobes.

BEDROOM 3

2.46m x 3.52m

Window to the rear aspect. Built in wardrobe.

BEDROOM 4

2.75m x 4.25m

Window to the front aspect. Built in wardrobes.



BATHROOM

Bath with Aqua stream shower. Vanity wash hand basin. Window to the rear aspect.

SEPARATE W.C.

W.C. and wash hand basin. Window to the rear aspect.

GARAGE

2.75m x 5.82m

Gas boiler serving the heating system.

OUTSIDE

To the front is a driveway with ample off street parking. Lawned front gardens with flower borders and a selection of mature shrubs. A pedestrian side gate leads to the delightful west facing rear gardens, approximately 33M in length. Large sun terrace, lawn and a large selection of bulbs, flowers and shrubs. Utility with plumbing for washing machine. Garden W.C.

B E R

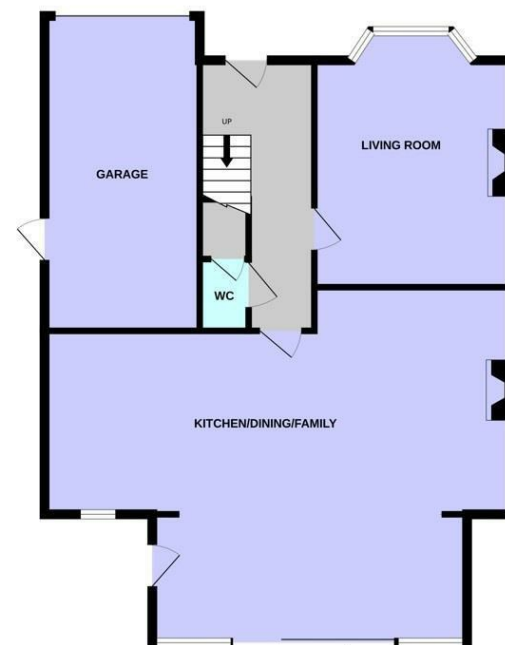
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Output. 240.97 kWh/m²/yr









**Beirne
& Wise**

12a Carysfort Avenue, Blackrock, Dublin,
t: 01 2880900
e: info@beirnewise.ie
www.beirnewise.ie

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