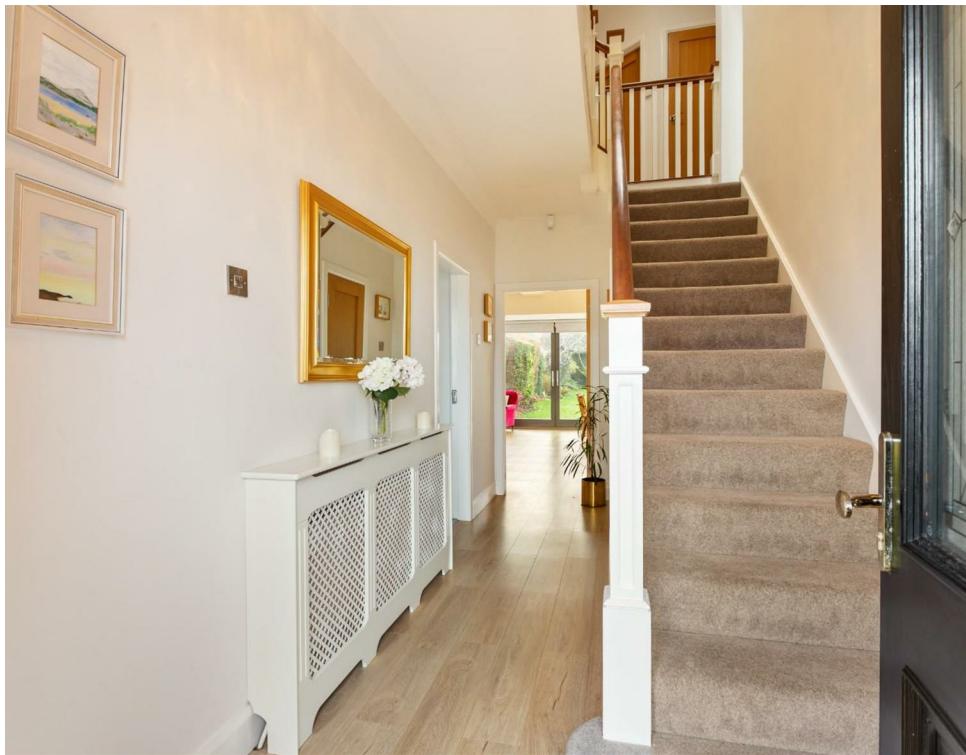




6 Wynberg Park, Blackrock, Co Dublin, A94 K2A0

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 x 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 to 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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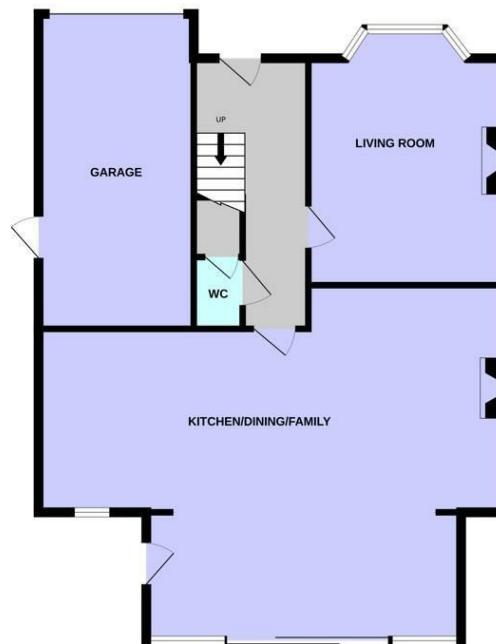
Output. 240.97 kWh/m<sup>2</sup>/yr

**BER** D1









**Beirne  
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