



1 Ardagh Close, Blackrock, Co. Dublin. A94 YY09

Beirne
& Wise



1 Ardagh Close is a semi-detached, dormer bungalow set back from the road and sitting on a large mature corner site, in this much sought after and well established location in Blackrock. The spacious and versatile accommodation extends to 109sq.m approximately and briefly comprises at ground floor level; entrance hall, kitchen/breakfast room, living/dining room, bedroom 3 and bathroom. Upstairs there are two generous double bedrooms. To the front of the property, there is a long driveway to a detached garage. Both front and rear gardens are wonderfully mature and will appeal to young families.

Although the property requires upgrading, it offers a superb opportunity to create an outstanding family home with the option to extend the accommodation if so desired.

Ardagh Close can be accessed via both Carysfort Avenue and Newtownpark Avenue. This highly desirable location is within easy access of Blackrock Village with the DART, two shopping centres, a range of boutique shops and a choice of restaurants. There is also neighbourhood shops locally with Dunnes Stores on Newtownpark Avenue within strolling distance. In addition, there is access to the N11 (with QBC), M50, LUAS in Sandyford, Foxrock Village and Stillorgan Shopping Centre. There is an abundance of well-regarded primary and secondary schools in the area.

Features

- 3 Bedroom Semi-Detached House
- Scope to Extend (s.t.p.p.)
- Off Street Parking
- Close to Schools and Shops
- Large Front, Rear and Side Gardens
- Gas Fired Central Heating (untested)
- Sought After Blackrock Location
- Close to Bus Routes and DART

Accommodation

HALL

Stairs to first floor with cupboard under.

KITCHEN/BREAKFAST ROOM

3.55m x 4.15m

Wall and base presses with work counters over. Stainless steel sink unit. Plumbing for washing machine and dishwasher. Window overlooking the front gardens garden.

LIVING/DINING ROOM

7.85m x 5m

Bright and spacious reception room. Feature open fireplace. Two windows to the rear aspect. Window to the side aspect, door to garden.

FAMILY BATHROOM

Bath, wash hand basin and W.C. Window to the side aspect.





BEDROOM 3
2.43m x 3.05m
Window to the front aspect. Gas boiler (untested)

FIRST FLOOR LANDING
Access to attic.

BEDROOM 1
4.05 m x 5.96m (into bay)
Spacious double bedroom with bay to the front aspect. Two built-in cupboards. Roof window.

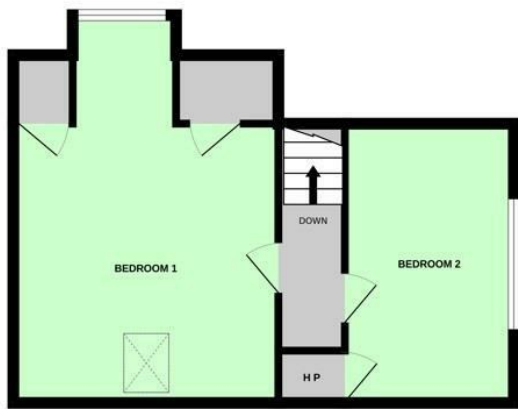
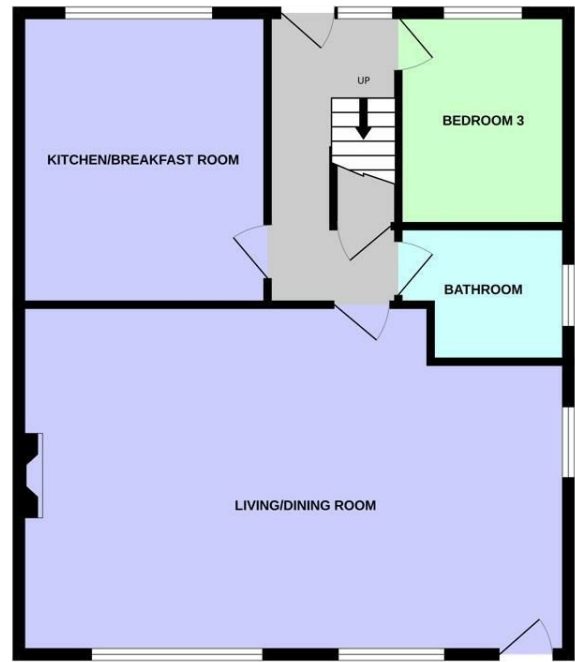
BEDROOM 2
2.50m x 4.25m
Double bedroom with window to the side aspect. Hot press.

OUTSIDE
This large end site, adjacent to the pedestrian walkway to Newtownpark Avenue offers tremendous scope to extend the property to both side and rear (subject to planning permission). To the front, there is off street parking leading to a large detached garage and a gated side entrance to the rear. The rear garden enjoys a south-easterly aspect and plenty of sunshine throughout the day. Perimeter hedging and boundary trees provide good privacy and the garden is not overlooked.

GARAGE
2.50m x 5m

B E R
Ber No. 117936427
Output. 432.99 kWh/m²/yr





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