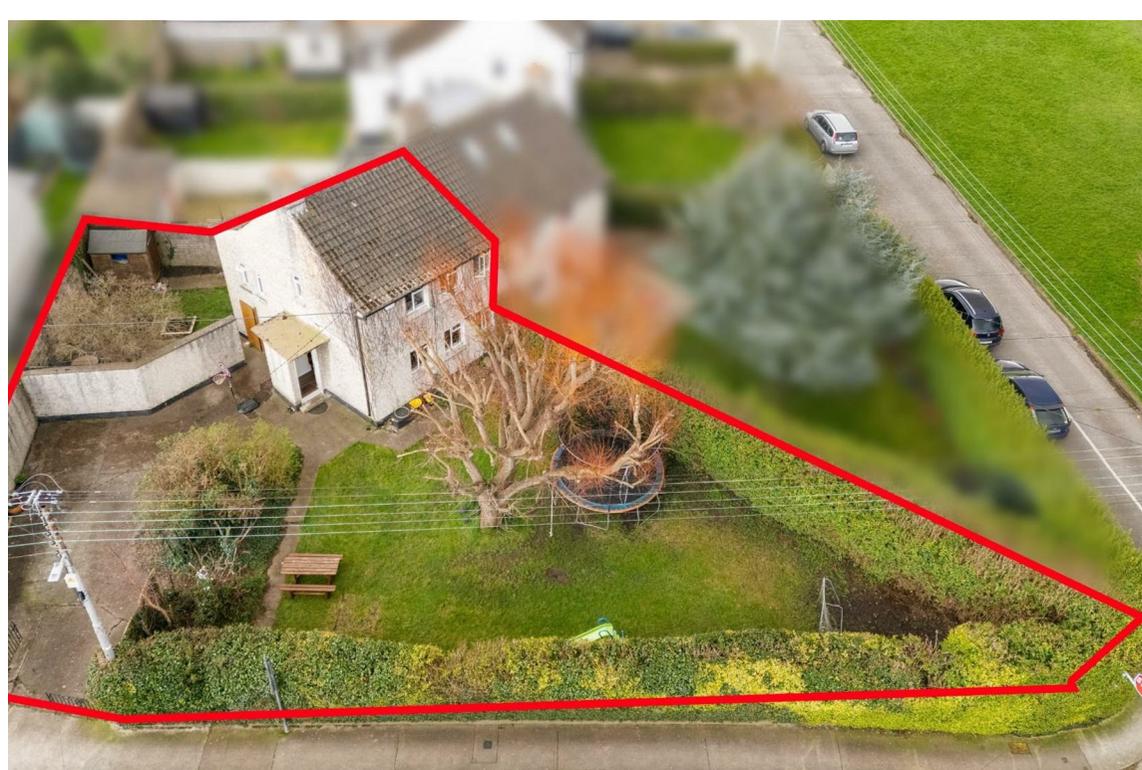




64 Castlebyrne Park, Blackrock, Co. Dublin. A94CK22

Beirne  
& Wise



Ideally located in this mature and well-established enclave Castlebyrne Park, Blackrock this delightful semi-detached house presents an excellent opportunity for families seeking a home within strolling distance of shops, schools and parks. Set on a generous corner site, this house offers significant development potential, allowing for the possibility of extending to the side, should you wish to create additional living space.

The bright light-filled accommodation extends to 84sq.m and comprises entrance hall with storage cupboard, large living/dining room spanning the full width of the house, kitchen/ breakfast room and convenient understairs storage room currently used as a utility area. On the first floor there is a W.C. and bathroom, while three bedrooms at first floor level complete the accommodation.

While in need of some modernisation, this home retains much of its original charm including internal doors, fireplaces and polished floorboards upstairs. To the front, high hedges provide good privacy to the large front garden which boasts mature trees, shrubs and flowering plants. There is generous off street parking and a gated side access leads to the side and back gardens.

Residents will appreciate the ease of access to local amenities, with local schools including Guardian Angels, Hollypark Boys and Girls and Carysfort National School and Newpark Comprehensive School all within easy walking distance while a choice of shops on Newtown Park Avenue are just a short stroll away. This prime location ensures that everything you need is within reach, making it an ideal choice for families and professionals.

In summary, this semi-detached house in Castlebyrne Park is not only a lovely home but also offers a promising opportunity to expand the existing accommodation if required. With its generous site, potential for expansion, and proximity to an array of amenities, it is a property that should not be missed.

## Features

- 3 Bed Semi-Detached Family Home 84sq.m
- Potential for Development (Subject to Planning)
- Off Street Parking
- Close to Schools and Shops
- Walking Distance of Blackrock Village
- Large Corner Site with Front, Side and Rear gardens
- Gas Fired Central Heating (New Boiler)
- Established and Mature Residential Area
- Close to DART and choice of Bus Routes
- Adjacent Rockfield Park and Tennis Courts

## Accommodation

### ENTRANCE HALL

With convenient cloak press.

### LIVING/DINING ROOM

6m (max) x 3.70m

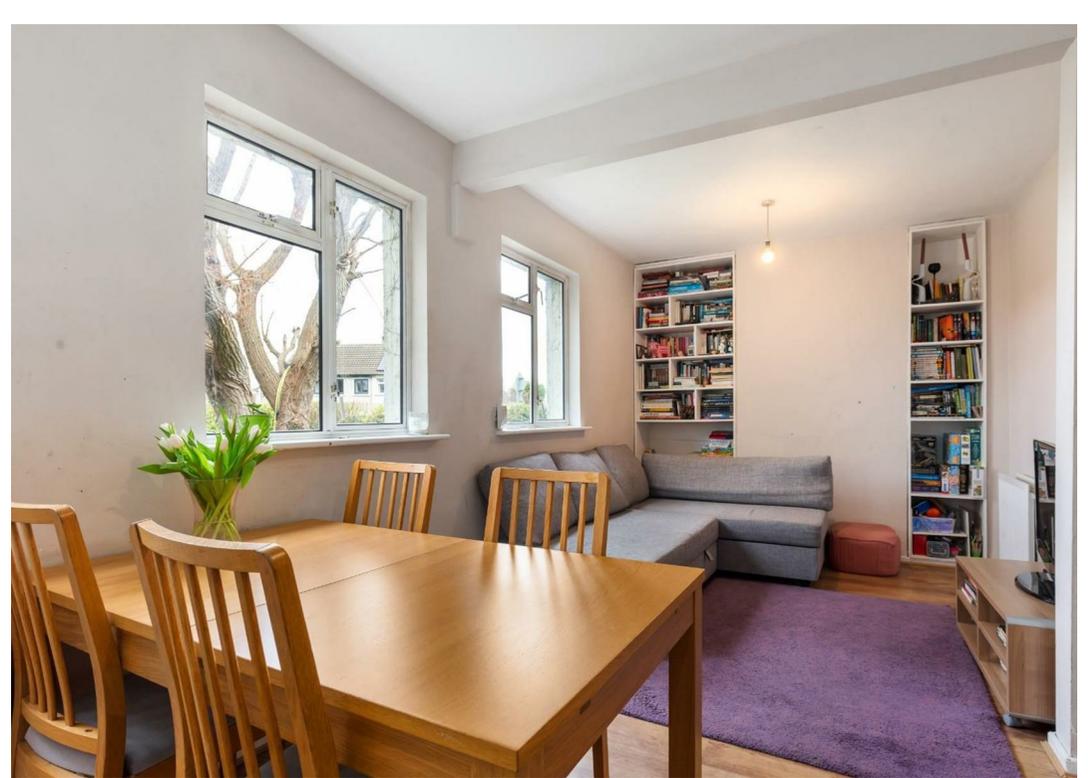
Large light-filled room with three windows overlooking the front gardens. Built in book shelving, fireplace and wooden flooring.

### KITCHEN/ BREAKFAST ROOM

4.05m x 2.21m

Wall and floor cupboards. Breakfast bar counter. Plumbed for dishwasher and washing machine.





#### UTILITY AREA

Gas boiler.

#### BATHROOM

Cast iron bath with electric shower over. Wash hand basin.

#### SEPARATE WC

#### FIRST FLOOR LANDING

Attic access via a pull-down hatch with ladder. Hot press cupboard.

#### BEDROOM 1

3.02m x 3.70m

Double bedroom overlooking the front garden.

#### BEDROOM 2

2.89m x 3.88m

Double bedroom.

#### BEDROOM 3

2.55m x 2.25m

Large single room.

#### OUTSIDE

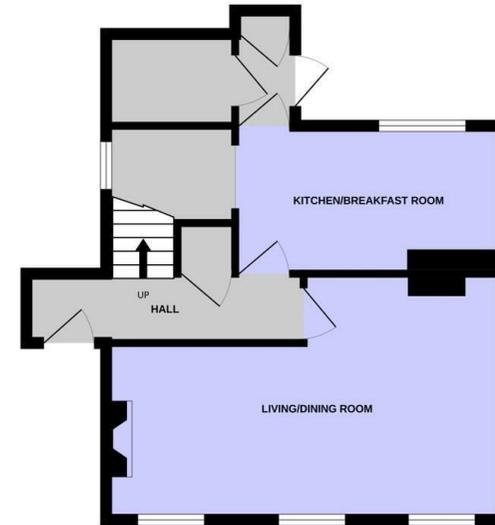
To the front there is a large westerly facing garden which is private and mature. The rear garden also enjoys good privacy and has a delightful southerly orientation. There is a wooden storage shed, a patio area and vegetable plots. A gated pedestrian access leads to the wide side garden.

#### BER

BER No. 111085841

Output. 456.46 kWh/m<sup>2</sup>/yr





**Beirne  
& Wise**

12a Carysfort Avenue, Blackrock, Dublin,  
t: 01 2880900  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)

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