



Apt. 3 Carysfort Hall, Carysfort Park, Blackrock,
Co. Dublin. A94 P627

Beirne
& Wise

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Located in the highly desirable development of Carysfort Hall, this exquisite first floor end-apartment offers a unique blend of comfort and elegance and is perfect for those seeking a private and stylish home close to Blackrock Village.

The apartment boasts a generous interior (108sq.m) that is bathed in natural light, thanks to its triple aspect views and wonderful vistas over the picturesque Carysfort Park, creating a unique backdrop for your daily life. The accommodation comprises, inviting entrance hall, well proportioned living room, two generous double bedrooms (main with ensuite), bathroom and large open plan kitchen/dining room with utility room off. In addition, the south-facing terrace is an ideal spot for relaxation while enjoying your leafy surroundings.

A particular feature of this apartment includes the convenience of a garage located behind secure gates, offering peace of mind for your vehicle or additional storage. There is also surface car parking for resident's and their visitors.

Situated close to the vibrant amenities of Blackrock, this apartment combines the best of both worlds: a peaceful retreat with an excellent choice of shops, restaurants and amenities on your doorstep. Transport links to the city centre include the DART at Blackrock and a selection of city bound bus routes. This property is a rare find and presents an excellent opportunity for those looking for a comfortable, low maintenance and secure home in a much sought after location.



Features

- Spacious first floor apartment
- Two double bedrooms
- Gas heating system
- South facing balcony
- Lift
- Views over Carysfort Park
- Two Bathrooms
- Garage
- Gated development
- Landscaped gardens

View

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





Accommodation

HALL

Spacious entrance hall with a large cloak cupboard. Tiled floor.

KITCHEN/DINING ROOM

5.78m x 3.34m

Large open plan room with two sets of patio doors open to the south facing sun terrace. The kitchen has generous built-in wall and floor cupboards, integrated appliances include an electric hob with overhead extractor fan. Eyeline-oven and microwave, undercounter fridge and freezer and a dishwasher. Tiled flooring.

UTILITY

1.70m x 1.24m

With a washer/dryer, gas boiler and large hot press airing cupboard.

BALCONY

4.55m x 1.45m

Accessed from the kitchen/dining room, the balcony enjoys a delightful south facing garden and views to both the front of the development and over Carysfort park to the side. Tile floor.

LIVING ROOM

3.68m x 6.44m (into bay)

Large light filled room with a bay window overlooking the leafy environs of Carysfort Park. Stylish grey marble fireplace with an electric fire inset. Tiled flooring.

BEDROOM 1

3.05m x 5.15m

The main bedroom is a generous double and has a patio door with views over the park. Built in wardrobes and chest of drawers.

ENSUITE

Large ensuite bathroom, complete with bath, wash hand basin vanity unit and W.C.

BEDROOM 2

3.78m x 3.98m

Large double room featuring a bay window to the side and views over the park. Built in wardrobes.

BATHROOM

Complete with W.C. vanity unit with wash hand basin and a bath with glass shower screen and an electric shower.



OUTSIDE

Set behind electric entrance gates, the landscaped grounds are beautifully maintained and the surface car park allows for ample parking for residents. There is also communal bin store

GARAGE

With an up and over door, ideal for storage.

SERVICE CHARGE

€2,637.60 per annum

B E R

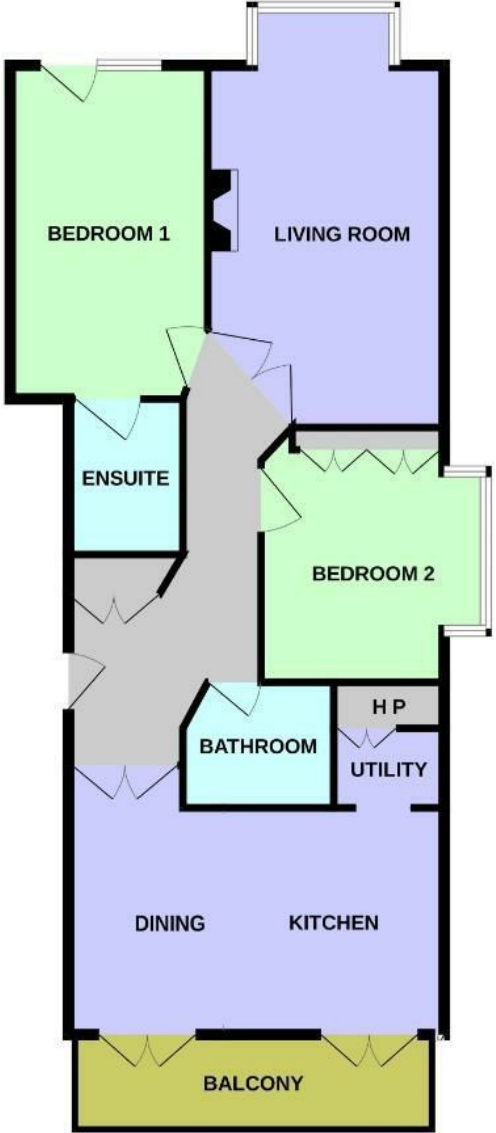
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Output. 161.06 kWh/m²/yr









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