



Villa Rosa Rose Hill, Carysfort Avenue, Blackrock,
Co. Dublin, A94 P8R2

Beirne
& Wise



Villa Rosa is a five-bedroom detached bungalow tucked away at the top of a secluded lane just off Carysfort Avenue in Blackrock

The accommodation which extends to a generous 192sq.m approximately comprises of a hallway, bright and spacious living room, kitchen/dining room, utility room, five bedrooms and four bathrooms. Outside there is a driveway leading to extensive off street car parking. Mature and private gardens.

The location is excellent, within walking distance of Blackrock Village and the fantastic choice of amenities that it has to offer including a wide range of specialist shops, restaurants, two shopping centres. There are excellent transport links including the DART and N11 with QBC. There are coastal walks along the seafront in Blackrock, Monkstown and Dun Laoghaire. This location is very close to UCD Smurfit Business School and is also convenient to the UCD Campus at Belfield.

Features

- Detached property with lots of parking
- Available Furnished or unfurnished
- Private and mature gardens
- 5 bedrooms and 4 Bathrooms
- Oil heating system
- Superb location close to bus routes and Dart



View

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





Accommodation

HALLWAY

3.72m x 2.81m

Spacious entrance hall. Doors to rear courtyard.

LIVING ROOM

4.45m x 5.50m

Bright and spacious reception room with patio sliding doors to the rear deck. Window to the side aspect.

KITCHEN/DINING ROOM

3.90m x 7.46m

Fitted with a range of wall and base units with Granite worktops over. Stainless steel sink unit. Electric oven and hob, dishwasher. Window to the rear aspect. Double doors opening onto rear sun deck.

BEDROOM 1

3.66m x 4.78m

Double bedroom with a range of fitted wardrobes. Two windows to the side aspect.

ENSUITE

Shower cubicle with electric shower. W.C. and wash hand basin. Window to the side aspect.

BEDROOM 2

3.18m x 3.68m

Double bedroom with fitted wardrobes. Window to the side aspect

BEDROOM 3

3.18m x 3.62m

Double bedroom with fitted wardrobes. Window to the side aspect

BEDROOM 4

3.18m x 2.85m

Good size single bedroom. Fitted wardrobes, window to the side aspect.

MAIN BATHROOM

Roll top bath, W.C. and wash hand basin. Window to the front aspect.

UTILITY

3.66m x 2.95m

Base units with worktops over. Stainless steel sink, electric cooker, fridge and washing machine. Double doors to rear garden.

INNER HALL

Hot press



SHOWER ROOM

Shower cubicle and W.C. Window to the front aspect.

BEDROOM 5

2.28m x 4.43m

Double bedroom. Fitted wardrobes, windows to the front and side aspect.

WET ROOM

Fully tiled with electric shower and W.C.

OUTSIDE

Driveway leading to a large parking area. The property is surrounded by private mature gardens to include lawns, two sun decks and established trees and shrubs.

BER

Ber No. 119383875

Output. 398.91 kWh/m²/yr







