



128 Carysfort Park, Blackrock, Co. Dublin A94FH98

Beirne  
& Wise



No 128 is a very smart brick fronted townhouse, built by Castlethorn construction in the early 1990s, ideally located in a quiet courtyard adjacent to the leafy surrounds of Carysfort Park. This delightful home has been very well maintained throughout and offers bright accommodation extending to 78sq.m. A covered porch opens to the inviting entrance hall with convenient guest W.C. To the front of the house there is a kitchen/dining room. The main reception room is well-proportioned and has patio doors opening to a west facing sun-room. Upstairs there are two generous double bedrooms and a family bathroom.

One of the many attractive features of this property is the delightful rear garden, where the original high stone wall of Carysfort House forms the back boundary. The garden is laid in gravel, for easy maintenance and has a selection of shrubs and climbing plants.

Situated close to the vibrant amenities of Blackrock, this house combines the best of both worlds: a peaceful retreat on the fringes of Carysfort Park with its large lake, new play ground and nature areas along with an excellent choice of shops, restaurants and amenities on your doorstep. Some of Dublin's finest schools and colleges are close by. Transport links to the city centre include the DART at Blackrock and a host of bus routes from nearby Blackrock and Stillorgan villages. This property presents an excellent opportunity for those looking for a comfortable, low maintenance and secure home in a much sought after location.

## Features

- Two double bedrooms
- Sun room
- Close to Carysfort Park, Blackrock and Stillorgan Villages
- Double glazed windows
- Quiet cul-de-sac location
- Gas heating system with NEST controls
- Private west facing rear garden (approx. 14m in length)
- Convenient to DART and city bus routes
- High speed fibre broadband connection
- Communal parking with ample spaces

## Accommodation

### HALL

Stairs to the first floor. Polished timber floor.

### GUEST W.C.

W.C. and wash hand basin. Window to the front aspect.

### KITCHEN/DINING ROOM

2m x 4.46m

Fitted with a range of wall and floor cupboards with tiled splash back and polished timber flooring. Stainless steel sink unit. Plumbing for washing machine. Gas boiler servicing the heating and hot water system. Window to the front aspect.





#### LIVING ROOM

4.03m x 4.44m

Large light filled reception room spanning the width of the house. Feature fireplace with a gas fire inset, timber flooring and a sliding glass door opens to the sunroom. Convenient understairs cupboard. Polished timber floor.

#### SUN ROOM

2.80m x 2.76m

Bright light-filled room with an envious westerly orientation. Tiled floor. Sliding patio door opens to the rear garden.

#### FIRST FLOOR LANDING

Access to attic. Hot press.

#### BEDROOM 1

4m x 3.68m (max)

Large double bedroom to the front of the property. Range of fitted wardrobes and dressing table. Polished timber floor.

#### BEDROOM 2

4m x 2.82m

Double bedroom to the rear of the property. Fitted wardrobes. Polished timber floor.

#### BATHROOM

Generous bathroom with floor and wall tiling. Bath with hand held shower attachment. Mira electric shower unit. Wash hand basin and W.C. Ceiling skylight.

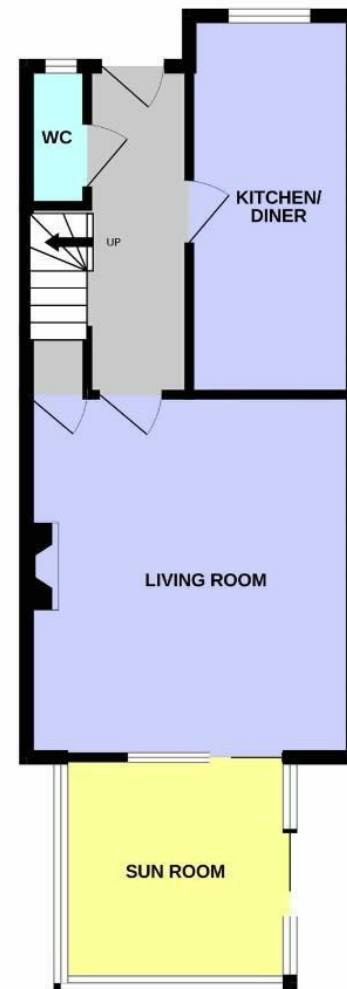
#### OUTSIDE

To the front of the property there is ample resident's car parking. The rear garden enjoys a sunny west facing aspect, it is approximately 14M in length and is laid in gravel, for easy maintenance and has a selection of shrubs and climbing plants.

#### B E R

BER No. 105852230





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