



26 Stillorgan Park, Blackrock, Co. Dublin A94XY81

Beirne
& Wise



Ideally located at the end of this quiet cul-de-sac with pedestrian access to Carysfort Avenue, this charming farmhouse-style home presents a unique opportunity for those seeking an individual residence with huge potential and style. Boasting many original features including sash windows and fireplaces, this property is full of character and warmth, while the extensive front garden offers ample scope for extension, allowing you to tailor the home to your specific needs and desires. While the property requires complete refurbishment, this presents a blank canvas for buyers to infuse their own personal style to create an individual and tailored home or indeed look to construct a new home on the site (subject to planning permission).

The internal accommodation extends to 107sq.m. approximately and briefly comprises, Porch, dining room, living room, kitchen/breakfast room and shower room/W.C. Upstairs there are 3 bedrooms and a bathroom.

Stillorgan Park is within walking distance of Carysfort Park, Blackrock Village, the seafront and Blackrock Dart station. Blackrock boasts two modern shopping centres, an extensive range of shops, gyms, cafes, and restaurants. The location is superb; Stillorgan is also close by, and there is an abundance of excellent primary and secondary schools within easy access. It is only minutes to the N11 with QBC.

This is a wonderful opportunity to create a beautiful family home in a sought-after area. With some imagination and effort, this property can be transformed into a stunning residence that reflects your unique taste and lifestyle.



Features

- Detached house
- Off street car parking
- Potential for further development (S.T.P.P.)
- Walking distance to DART and shops.
- Gas heating system (boiler replaced in recent years)
- Excellent location

Accommodation

PORCH

Double doors to front.

DINING ROOM

3.60m x 3.65m

Tiled fireplace. Windows to the front and rear aspect. Stairs to the first floor.

LIVING ROOM

4.41m x 3.65m

Fireplace with timber surround and a fitted gas fire. Window to the front aspect.



KITCHEN/BREAKFAST ROOM

2.95m x 3.65m

Fitted with wall cupboards and counter tops over with stainless steel sink. oven and hob with overhead extractor fan. Window to the rear aspect.

SHOWER ROOM

Shower cubicle with Triton electric shower. Wash hand basin and W.C. Window to the front aspect. Gas boiler serving the heating system.

FIRST FLOOR LANDING

Window to rear aspect.

BEDROOM 1

3.44m x 3.80m

Window to the front aspect. Two roof windows.

BEDROOM 2

4m x 3m

Window to the front aspect. Roof window. Vanity wash hand basin.

BEDROOM 3

3m x 3.80m

Window to the front aspect. Roof window. Fireplace.

BATHROOM

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

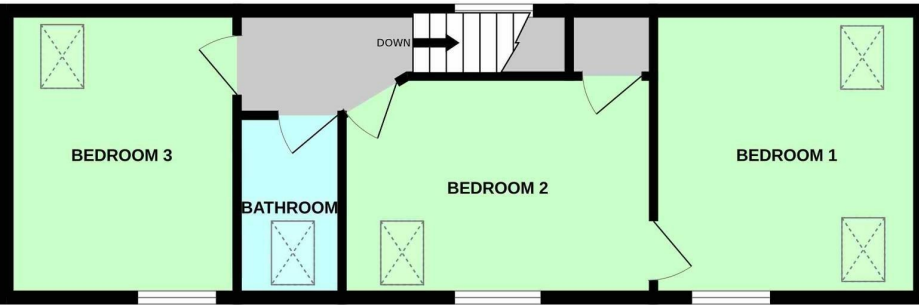
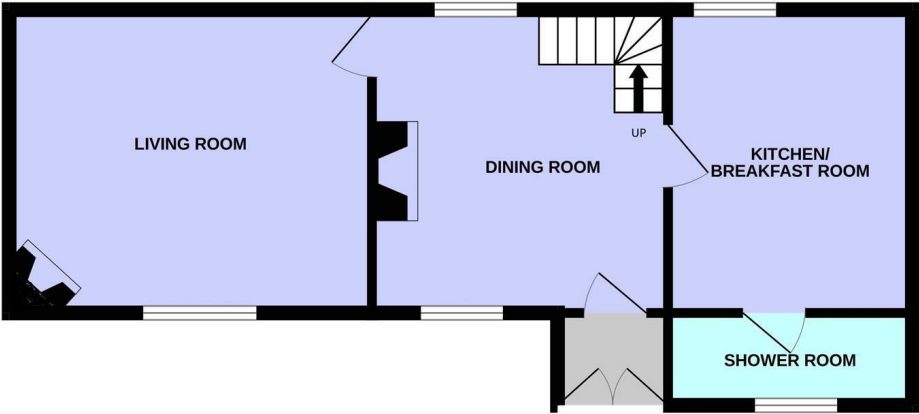
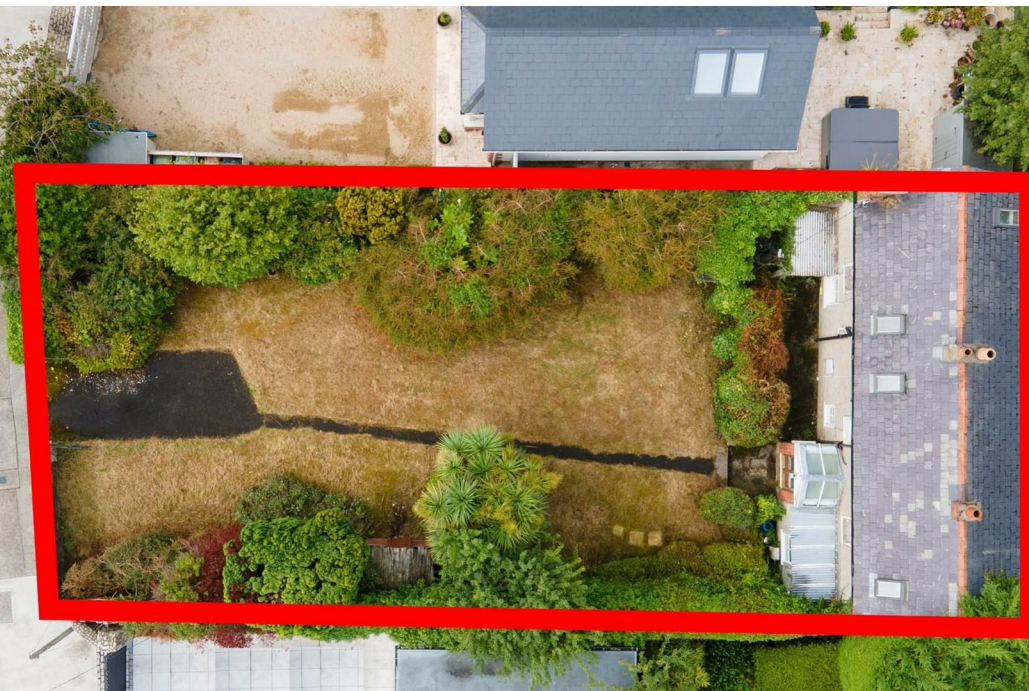
OUTSIDE

The property is well set back from the road and enjoys a large south facing garden (25m deep approximately) with off street parking. The long garden offers huge potential to extend this property or indeed the possibility of development (subject to planning). The garden is laid mainly in lawn with perimeter shrubs, hedging and plants.

B E R

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