



64 Carysfort Park, Blackrock, Co. Dublin, A94 PC96

Beirne
& Wise



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Tucked away in a quiet, tree-lined road in Carysfort Park, this beautifully presented semi-detached family home offers a perfect blend of comfort and style. Built in 1993 and extending to a comfortable 137sq.m, this property has been thoughtfully maintained and features a stylish interior that is sure to impress.

With four spacious bedrooms, including a master bedroom complete with an ensuite, this home provides ample space for family living. The sun room extension is a delightful addition, allowing natural light to flood the living areas and creating a warm and inviting atmosphere. This versatile space can be enjoyed as a relaxing retreat or a vibrant area for family gatherings.

The location is particularly appealing, as it is conveniently situated close to the vibrant community of Blackrock. Residents can enjoy easy access to local amenities, including shops, restaurants, and parks, making it an ideal choice for families and professionals alike. There is a fantastic selection of schools close-by with Carysfort and All Saints National Schools within walking distance, while Blackrock College, St Andrews College and Sion Hill are within easy reach. Transport links to the city centre include the DART at Blackrock and a selection of bus routes.

With its attractive features and prime location, it presents a wonderful opportunity for those seeking a family home in a desirable area. Do not miss the chance to make this lovely house your new home.



Features

- Quiet cul-de-sac location
- Newly installed gas combi boiler
- 2 Bathrooms
- Off street car parking
- Spacious light filled accommodation
- 4 bedrooms
- Sun room extension
- A Stroll to the Park

View

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





Accommodation

ENTRANCE HALL

Attractive front door opens to a welcoming entrance hall. Oak flooring.

GUEST WC

Complete with W.C. and wash hand basin.

LIVING ROOM

3.76m x 5.28m

Well-proportioned reception room with a bay window and feature fireplace. Built in storage and shelving. Double doors to the Dining Room.

FAMILY/DINING/ KITCHEN

6.1m x 4m plus 3.11m x 2.49m

Bright-light filled room with large Velux ceiling roof window. The kitchen is fitted with a stylish range of wall and floor cupboards complemented with wall subway tiling. There is a centre island unit, with convenient drawer storage. Integrated appliances include an oven and hob with over-head extractor, fridge/ freezer and dishwasher. Double doors from the dining room open to the sun room extension. Oak flooring.

UTILITY ROOM

1.80m x 1.34m

Plumbed for a washing machine and dryer. Tiled floor.

SUN ROOM

2.65m x 3.89m

Versatile room, ideal as a playroom or home office.

LANDING

With a large hot press closet.

MAIN BEDROOM

3.38m x 3.94m

Generous double room with a bay window and ample built in wardrobes. Polished wooden floorboards..

EN SUITE

With a large corner shower unit with chrome fittings, W.C. and wash hand basin. Heated towel rail, Velux window. Fully tiled.

BEDROOM 2

3.19m x 3.16m

Double room overlooking the rear garden. Polished floorboards and built in wardrobe.

BEDROOM 3

2.1m x 2.60m

Double room with built in wall shelving and wardrobe. Carpet flooring.

BEDROOM 4

2.65m x 2.90m

Single bedroom with a built in wardrobe. Polished floorboards.

BATHROOM

Complete with a bath with an electric shower, W.C. and wash hand basin. Velux window and heated towel rail. Fully tiled.



OUTSIDE

The front of the house enjoys good privacy behind high hedges and a cobble lock driveway provide off street parking. A gated side access opens to the rear garden (7.51m in width x 8.1m in length) which is laid mainly in lawn and has a sunny patio area, ideal for outdoor entertaining. There is also a convenient garden shed.

BER

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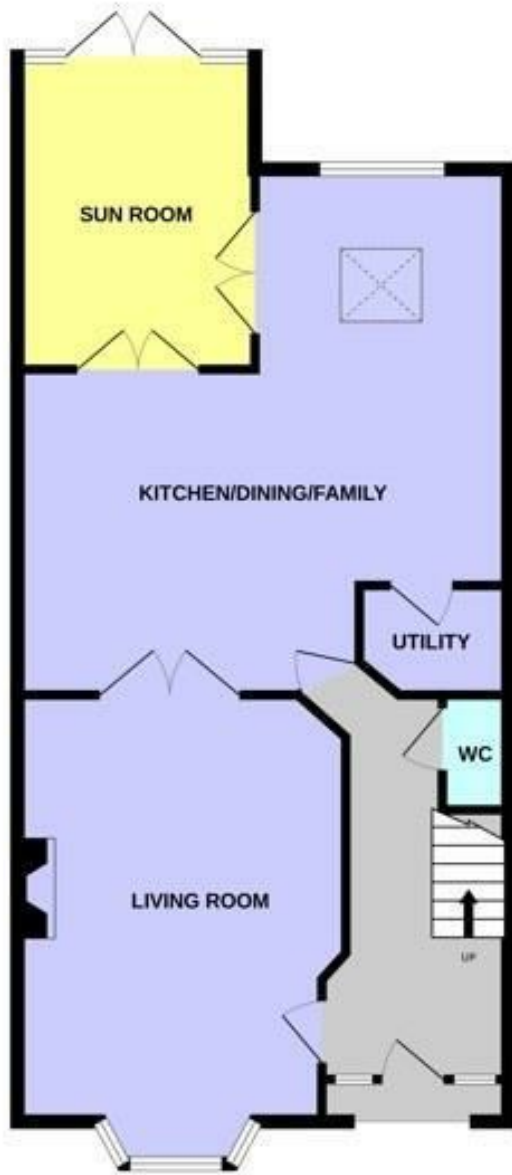
Output. 269.76 kWh/m²/yr

BER D2









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