

BER C3



13 Clonfadda Wood
Blackrock, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



13 Clonfadda Wood, Blackrock, Co. Dublin

Features

- Magnificent, detached family home extending to approximately 171 sqm (1,830 sqft)
- Delightful private South facing rear garden
- Superbly positioned within this highly sought after gated development
- Fitted carpets, curtains and kitchen appliances included in the sale
- Gas fired central heating
- Excellent location boasting some of south county Dublin's most well-respected schools
- Close to excellent transport links
- Newly fitted bathrooms
- Digital Alarm
- Service charge €880 per annum includes maintenance of communal grounds

Superbly positioned within this hugely popular gated development lies 13 Clonfadda Wood, an exquisite, detached family home in showhouse condition throughout with the benefit of an entirely private, sunny, south facing rear garden. This wonderful family home has been decorated with great style and panache and seamlessly blends modern luxury with timeless elegance.

The accommodation represents the epitome of comfort and sophistication, offering a harmonious balance of contemporary design and practical functionality. It briefly comprises of a large and welcoming entrance hallway off which there are double doors leading through to a terrific dual aspect living dining room with French doors out to the south facing rear garden, a light infused family room again overlooking the rear garden, an extremely well fitted kitchen breakfast room with doors out to rear garden and utility room off and then a family room to the front along with cloakroom and guest w.c completing the accommodation on the ground floor. On the first floor there are four well sized bedrooms, the master being of particular note being a wonderful dual aspect room with extensive wardrobes and a luxuriously appointed ensuite with shower and bath. Both the ensuite and the family bathroom were recently upgraded by Waterloo bathrooms. The delightful rear garden enjoys a sunny southerly aspect and comes complete with two large granite patio areas, a lawned area, raised beds with mature shrubs and plants and outside lighting making it the perfect spot to relax and unwind, to dine alfresco and indeed for children to play.

The location is of unparalleled convenience being situated within walking distance of Blackrock Village with its wide array of restaurants, cafes, boutique style shops, two shopping centres and the vibrant amenities at the Blackrock Market. The property is also situated within a pleasant stroll of Blackrock Park, Carysfort Park and many pleasant coastal walks. Transport options are excellent being close to the Quality Bus Corridor (QBC) as well as the DART making access to the city centre very simple and the M50 is also close at hand opening the national road networks. Further amenities are available at Stillorgan. One is spoilt for choice in terms of excellent schools being situated in the vicinity of some of South County Dublin's most highly regarded schools including Blackrock College, Willow Park, St. Andrew's, Booterstown National School, Our Lady of Mercy's Booterstown, Dominican College Sion Hill, CBC Monkstown, Loreto College Foxrock, Teresians, Mount Anville national, junior and secondary schools, Carysfort National School and Hollypark girls & boys national school. Smurfit's Business College is within a short walk and UCD Belfield is also within very close striking distance.





Accommodation

Entrance Hallway: 4.20m x 4.00m (13'9" x 13'1") with wide plank oak floor, ceiling coving.

Living/Dining Room: 4.00m x 6.70m (13'1" x 22') a beautiful dual aspect room with windows to the front overlooking the garden and French doors to the rear opening out to the rear garden, beautiful marble fireplace with gas fire inset, ceiling coving. Door through to

Family Room: 3.76m x (12'4" x) with French doors out to the rear garden, ceiling coving, TV point.

Guest WC: with wall mounted wash hand basin, stained glass window to the front, wide plank oak flooring.

Office / Study: 2.85m x 4.00m (9'4" x 13'1") with wide plank oak flooring, beautiful fireplace with carved timber surround, tiled inset and raised slate hearth, built in desk and shelving unit.

Downstairs Cloakroom

Kitchen/Breakfast Room: 4.40m x 3.50m (14'5" x 11'6") with tiled floor. The kitchen is very well fitted with a range of floor and eye level units, Beko double oven, Whirlpool four ring induction hob, undermounted one and a half bowl stainless steel Rangemaster sink, integrated dishwasher, marble work surfaces, upstand and windowsill, recessed downlighting, large window overlooking rear.

Utility Room: 1.50m x 2.40m (4'11" x 7'10") with tiled floor, good range of floor and eye level units, plumbed for washing machine and dryer, space for undercounter freezer, Logic boiler housed here.

Landing: with hot press with water cylinder and dual immersion, hatch to attic.

Bedroom 1 (Front): 3.00m x 4.20m (9'10" x 13'9") with timber floor, two windows to the front.

Bedroom 2 (Rear): 2.65m x 4.00m (8'8" x 13'1") with a good range of built in wardrobes.

Bedroom 3 (Front): 2.20m x 3.30m (7'3" x 10'10") with timber floor, built in wardrobes.

Family Bathroom: beautifully appointed, fully tiled floors and walls, large step in shower with monsoon style head and telephone shower attachment, wc, dual vanity sink with storage underneath, wall mounted mirror, heated towel rail, two frosted windows to the rear.

Principal Bedroom: 3.85m x 7.00m (12'8" x 23') with two windows to the front, recessed downlighting, excellent range of built in wardrobes. Door to

Ensuite: luxuriously appointed with bath with telephone shower attachment over, fully tiled floors and walls, wc, vanity wash hand basin set into marble worktop with excellent storage above and below, wall mounted mirror, recessed downlighting, two frosted windows overlooking the side, shaving socket.

BER Information

BER: C3. BER No: 117427344.

EPI: 204.3 kWh/m²/yr.

Eircode

A94 A5Y6





OFFICES

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820
E: blackrock@lisneysir.com

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511

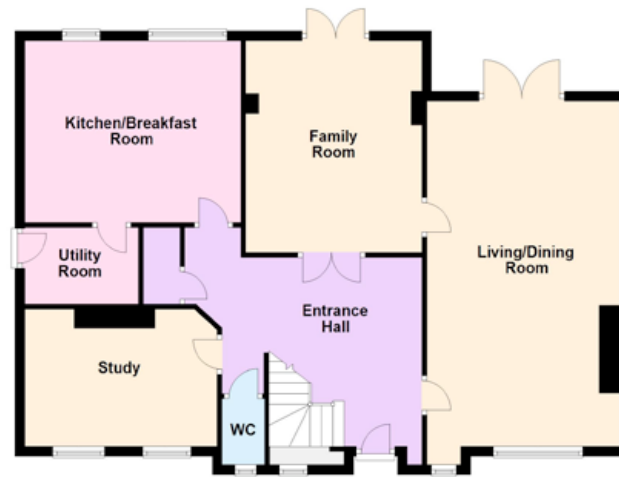
St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

55 South Mall,
Cork, T12 RR44
T: 021 427 8500

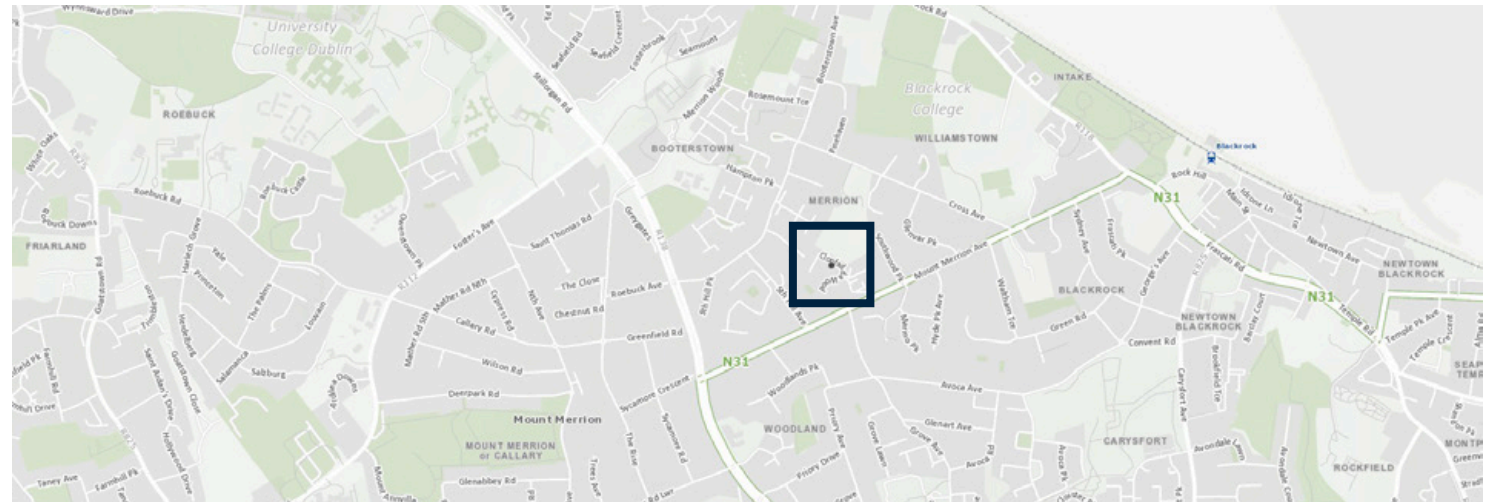
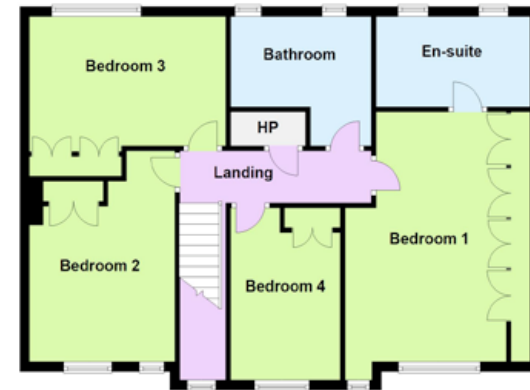


lisneysir.com

Ground Floor



First Floor



Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.

Copyright Ordnance Survey Ireland/Government of Ireland
Licence No. CYAL5036581.





© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's
INTERNATIONAL REALTY