



31 Carysfort Downs
Blackrock, Co. Dublin

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31 Carysfort Downs, Blackrock, Co. Dublin

Features

- Impressive detached, double fronted family residence.
- Secluded, south facing rear garden.
- Cleverly extended with a perfect balance of reception rooms and bedrooms.
- Good decorative order throughout.
- Five generous bedrooms.
- Peaceful cul-de-sac setting in this popular residential area.
- Ample off street car parking.
- Gas fired central heating.
- Double glazed windows throughout.
- Generous, well laid out accommodation extending to approximately 156sqm (1,679sqft).

A tastefully refurbished, double fronted detached family home, originally built by Charles Church, superbly located in this mature development off Carysfort Avenue, within walking distance of Blackrock & Stillorgan Villages. This property has been cleverly extended and boasts a delightful private South facing garden.

The generous family accommodation includes on the ground floor; a welcoming reception hall with w.c off, large living room with bay window and feature fireplace open to the dining room and through to the sunroom with doors to the rear garden. There is a large kitchen / breakfast room with door to a separate utility and a cosy study/ playroom to the front. On the first floor there are five well sized bedrooms (main with ensuite) and a family bathroom.

To the front, there is a landscaped, hedged, low maintenance garden, with ample off street car parking. There is also a pedestrian gate to the side. The sun trap rear garden has a sunny, south facing aspect with landscaped low maintenance garden with patio area and mature plants and shrubs.

Number 31 Carysfort Downs is tucked away to the rear of Carysfort Downs in a quiet cul-de-sac off Carysfort Avenue enjoying a lovely leafy outlook, a deservedly popular residential location, a short distance to the shops at Frascati, Blackrock, & Stillorgan shopping centres. The QBC on the Stillorgan Road together with Blackrock DART station allow for ease of access to Dublin city centre. The M50 is within easy reach affording easy access to all points north, south, east, and west. A wide selection of fine primary and secondary schools are close to hand to include: Carysfort N.S., All Saint's N.S., St Andrew's College, Blackrock College, Loreto Foxrock and Mount Anville. Also close to hand are a good choice of restaurants and amenities in Blackrock Village.







Accommodation

Hallway: 3.97m x 2.2m (13' x 7'3")

WC: part tiled walls, tiled floor, whb, wc

Cloakroom: with alarm panel

Play Room / Study: 2.2m x 4.6m (7'3" x 15'1") with bay window, cast iron fireplace, wood burning stove, solid wood flooring, recessed lighting

Living Room: 3.8m x 5.8m (12'6" x 19') with solid wood flooring, attractive bay window overlooking front, stone mantelpiece with gas fire inset, open to

Dining Room: 2.98m x 3.28m (9'9" x 10'9") with solid wood flooring and door to kitchen, open to

Sun Room: 3.4m x 3m (11'2" x 9'10") with solid wood flooring, recessed lighting, door to rear garden

Kitchen/Breakfast Room: 5.6m x 4.2m (18'4" x 13'9") with tiled floors, extensive range of wall and floor units, integrated fridge/freezer, extractor fan, space for cooker, dishwasher, stainless steel sink, breakfast bar, space for dining table and chairs with sliding doors into

Utility Room: 1.46m x 2.24m (4'9" x 7'4") with wall and floor units, stainless steel sink, plumbed for washing machine and dryer and houses the gas boiler

Landing: with access to attic, shelved hotpress

Family Shower Room: with tiled walls and tiled floor, wc, recessed lighting, step in shower with rainfall shower head

Bedroom 1: 4m x 3.39m (13'1" x 11'1") with built in wardrobes, situated to the front

Ensuite Bathroom: with tiled walls, tiled floors, whb, wc, recessed lighting, step in shower, extractor fan

Bedroom 2: 3.35m x 3.3m (11' x 10'10") with solid wood flooring

situated to the rear

Bedroom 3: 5.2m x 2.6m (17'1" x 8'6") with built in wardrobes and solid wood flooring overlooking the rear

Bedroom 4: 2.2m x 3.6m (7'3" x 11'10") overlooking the front with solid wood flooring

Bedroom 5: 2.9m x 2.67m Overlooking the front with storage cupboard

BER Information

BER: C2. BER No: 100220102.

EPI: 2196.46 kWh/m²/yr.

Eircode

A94 N7E5





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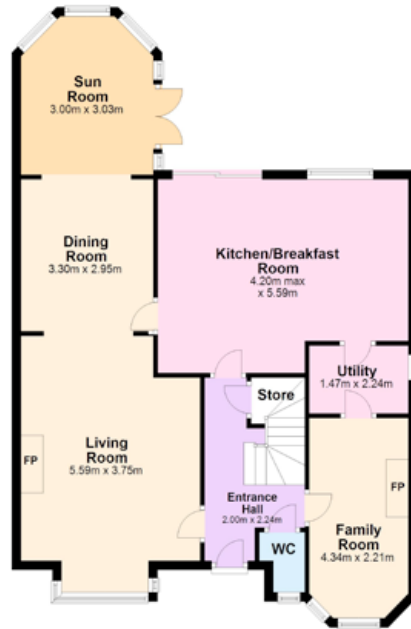
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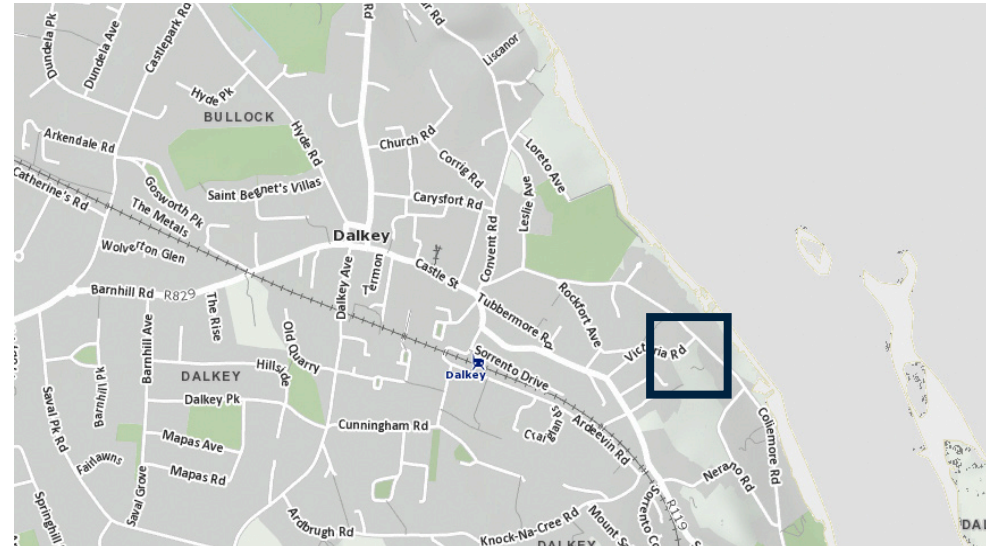
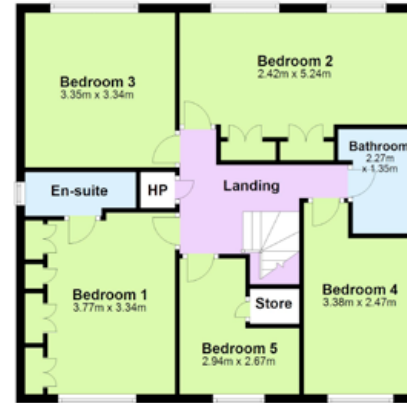


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First Floor



First Floor



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