



33 Mount Albany

Newtownpark Avenue, Blackrock, Co. Dublin

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33 Mount Albany is an immediately impressive, detached family residence, combining elegant proportions with a sense of space, light and quality that is rarely matched. Presented in excellent condition and clearly cherished over the years, this fine home enjoys an enviable position within this mature and highly regarded development, with open views over Springhill and Marian Park enhancing both its setting and appeal.

The accommodation is both generous and thoughtfully arranged. At ground floor level there is a bright and welcoming entrance hall, a comfortable living room to the front and a well-proportioned home office or fifth bedroom. To the rear lies a large kitchen/breakfast room with French doors opening onto the sunny wraparound garden, which in turn flows seamlessly through folding doors into an impressive family room with vaulted ceiling, creating a wonderful sense of space and connection. A utility room and guest w.c. complete the ground floor. Upstairs, there are four large double bedrooms, including a principal bedroom with en suite, together with a well-appointed family bathroom. Additional storage is provided via a pull-down ladder to the attic. Outside, the westerly-facing wraparound rear garden is a particular highlight, ideal for afternoon and evening sun, while to the front there is ample off-street parking for several cars.

Mount Albany is superbly located just off Newtownpark Avenue in the heart of Blackrock, one of South Dublin's most sought-after residential areas. A wealth of local amenities are close by, including Dunnes Stores, a variety of cafés, boutiques, the Wishing Well pub and the award-winning Volpe Nera restaurant. The property is within easy reach of an excellent selection of highly regarded primary and secondary schools, as well as numerous sporting clubs. Three popular parks - Springhill, Rockfield and Carysfort are all within walking distance, while transport links are excellent with Blackrock DART station and the N11 QBC providing swift access to the city centre and beyond.

Features

- Elegant, detached family home in a prime Blackrock setting
- Excellent decorative condition throughout
- Well-proportioned and versatile accommodation extending to 165sqm (1,776 sqft)
- Living room to the front and home office / bedroom five
- Large kitchen/breakfast room opening to vaulted family room
- Utility room and guest w.c.
- Recently installed new boiler
- Fitted carpets, curtains, blinds and kitchen appliances included in the sale
- Four spacious double bedrooms
- Large principal bedroom with en suite
- Well-appointed family bathroom
- Attic access via pull-down ladder
- Open views over Springhill & Marian Park
- Wraparound westerly-facing rear garden
- Ample off-street parking
- Highly regarded residential development close to amenities and transport







Accommodation

Entrance Hall: 1.9m x 5.3m (6'3" x 17'5") With tiled floor, ceiling coving and digital alarm panel

Guest W.C: With tiled floor, whb, tiled splashback, frosted window to the side and recessed down lighting

Living Room: 3.3m x 5.0m (10'10" x 16'5") With window overlooking front, ceiling coving, fireplace with painted timber surround and television point

Bedroom 5 / Office: 2.2m x 4.5m (7'3" x 14'9") With window overlooking front, recessed down lighting and maple floor

Kitchen Breakfast Room: 7.9m x 3.5m (25'11" x 11'6") With tiled floor, French door to the side, ceiling coving, excellent range of floor and eye level units, window overlooking rear garden, Normende integrated dishwasher, one and half bowl stainless steel sink unit, four ring Zanussi ceramic hob, Belling double electric oven, pull out larder press, integrated microwave and door to

Utility Room: 2.2m x 2.4m (7'3" x 7'10") With tiled floor, door and window to the side, floor and eye level units, plumbed for washing machine, space for American style fridge freezer

Family Room: 6.0m x 3.7m (19'8" x 12'2") With tiled floor, vaulted panelled ceiling and bay window overlooking side garden

First Floor

Bedroom 1: 2.4m x 3.1m (7'10" x 10'2") With window overlooking rear and excellent range of built in wardrobes

Family Bathroom: Fully tiled floors and walls, vanity whb, bath with telephone shower attachment, Triton shower, recessed down lighting, wall mounted mirror and frosted window top the rear

Bedroom 2: 3.2m x 3.2m (10'6" x 10'6") With window overlooking rear, recessed down lighting and excellent range of built in wardrobes

Landing: With door to hot press and hatch to attic with pull down ladder

Bedroom 3: 3.2m x 4.5m (10'6" x 14'9") With picture window overlooking front, recessed down lighting and excellent range of built in wardrobes

Bedroom 4: 4.25m x 3.2m (13'11" x 10'6") Large room with picture window overlooking front and excellent range of sliding mirrored wardrobes, recessed down lighting and door to

Ensuite Bathroom: With fully tiled floors and walls, step in Triton shower, oversized vanity wash hand basin, w.c, frosted window to the side and recessed down lighting.

BER Information

BER: C3. BER No: 112588512.

EPI: 212.83 kWh/m²/yr.

Eircode

A94 CH50





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

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500



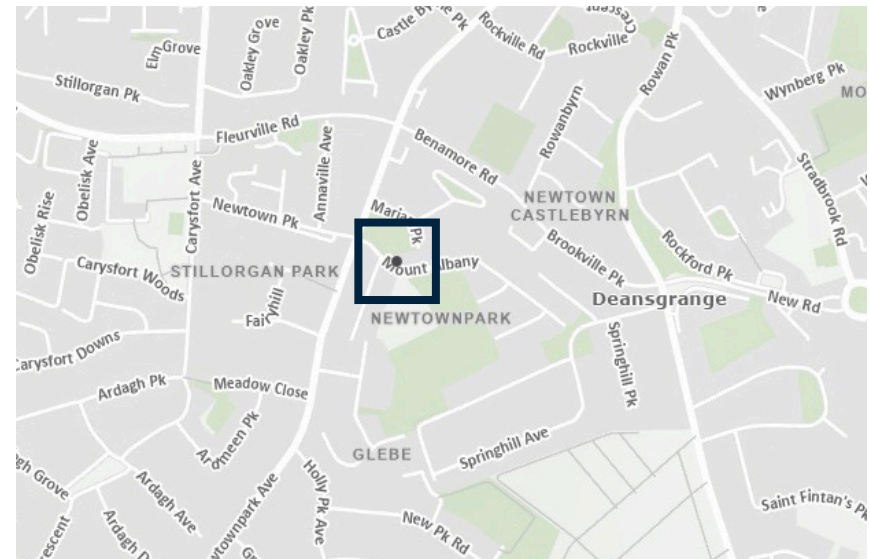
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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