

BER D2



12 Maretimo Villas  
Blackrock, Co. Dublin

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INTERNATIONAL REALTY



## 12 Maretimo Villas, Blackrock, Co. Dublin

### Features

- Attractive three-bedroom semi-detached family home
- Bright, well-proportioned accommodation throughout extending to approx.103 sq. m (1109 sq. ft) in a
- Prime coastal location
- Side sea views from the living room and front bedrooms
- Private south facing rear garden with mature planting and paved patio area
- Gated rear access with valuable off-street parking
- Mature front garden set behind established hedging
- Double glazed windows throughout
- Gas fired central heating
- Excellent storage including hot press and attic access
- Fitted carpets, curtains and kitchen appliances included in the sale
- Quiet, established residential setting
- Within walking distance of coastal amenities, transport links and Blackrock Village

12 Maretimo Villas is a charming and well-presented semi-detached residence, superbly located in this mature and highly regarded coastal setting. Offering a wonderful balance of classic character and comfortable modern living, the property extends to approximately 102 sq. m (1,098 sq. ft) over two levels and benefits from generous gardens to both front and rear, along with valuable off-street parking and a southerly aspect to the rear.

Approached via a mature front garden with established hedging and planting, the house presents an attractive façade combining red brick and pebble dash. Internally, the home is presented in a soft neutral palette, with well-proportioned rooms and large windows ensuring excellent natural light throughout. The accommodation is both practical and inviting. A welcoming entrance hall leads to a bright living room to the front, where a bay window and feature fireplace create a comfortable and elegant reception space. This room enjoys attractive side sea views, adding to its appeal. To the rear, a separate dining room with its own fireplace opens directly onto the garden, providing a pleasant outlook and an ideal setting for everyday living and entertaining. The kitchen is fitted with a range of cabinetry and integrated appliances and is complemented by a utility. There is also a downstairs guest shower room. At first floor level, there are three well-appointed bedrooms. Two of the bedrooms, including the principal bedroom to the front, benefit from lovely side sea views, while the remaining bedroom overlooks the rear garden. A family bathroom completes the accommodation at this level.

Outside, the south facing rear garden offers a private and low-maintenance space, laid out in paving and bordered by mature planting and trees. A Barna shed provides additional storage, while a gated rear entrance leads to secure off-street parking. The front garden further enhances the sense of privacy and greenery, creating an attractive approach to the property.

12 Maretimo Villas enjoys an exceptional setting in the heart of Blackrock, one of South Dublin's most sought-after coastal neighbourhoods. Ideally positioned just moments from both Blackrock Village and close to the charming village of Monkstown, residents can enjoy an outstanding selection of cafés, restaurants, boutique shops and everyday amenities, all within easy walking distance. Blackrock Park is also close by, offering beautiful green open spaces, coastal walks, and stunning views across Dublin Bay. Excellent transport connections, including the DART and multiple bus routes, provide quick and convenient access to Dublin City Centre and beyond, while leading schools, parks and leisure facilities further enhance the appeal of this vibrant and well-established community. Combining coastal charm with urban convenience, 12 Maretimo Villas offers a superb lifestyle in a truly prime location. Viewing of this very special property is highly recommended.

## Accommodation

**Entrance Hall:** 1.82m x 4.3m (6' x 14'1") Engineered oak flooring, recessed lighting. Alarm panel is located here, understairs storage, cloaks hanging.

**Living Room:** 4m x 4m (13'1" x 13'1") With bay window and double-glazed windows, ceiling coving, working fireplace with decorative wood surround, carpeted flooring, recessed lighting.

**Breakfast Room:** 2.9m x 4.3m (9'6" x 14'1") with fireplace with decorative wooden mantle and surround and a gas insert, recessed lighting, ceiling coving, window, door to rear garden.

**Kitchen:** 5m x 2.1m (16'5" x 6'11") with good range of upper and lower cabinetry, integrated Neff microwave, integrated Indesit oven, stainless steel gas four ring hob with stainless steel extractor over, integrated Electrolux fridge freezer, double bowl stainless steel sink, integrated Electrolux dishwasher, laminate worktop, tiled backsplash, vinyl flooring, recessed lighting, door to utility room.

**Utility Room:** with washing machine, shelving, door to

**Shower Room:** with window to rear, centre ceiling light, wall hung wash hand basin, wc, shower, centre ceiling light, wash hand basin with mirror over, boiler housed here.

**Landing:** with window to side, centre ceiling light, hot-press with shelving, carpeted flooring, access to attic with pull down ladder.

**Master Bedroom:** 3.15m x 4m (10'4" x 13'1") with carpeted floors, centre ceiling light, built in wardrobes, bay window to the front with side sea views.

**Family Bathroom:** with wash hand basin with storage underneath, wall hung wc, wash hand basin with mirror over, bath with Mira electric shower over, vinyl flooring, part tiled walls, heated towel rail, centre ceiling light.

**Bedroom 2:** 3.16m x 3.7m (10'4" x 12'2") with carpeted floors, centre ceiling light, built in wardrobes, window to rear.

**Bedroom 3:** 2.42m x 2.35m (7'11" x 7'9") with centre ceiling light, carpeted floor, window to front with side sea views.



## BER Information

BER: D2. BER No: 119429835

EPI: 296.71 kWh/m<sup>2</sup>/yr.

## Eircode

A94 H7P3



FLOOR PLANS Not to scale - for identification purpose only.

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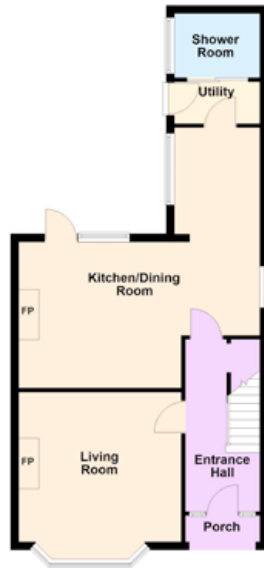
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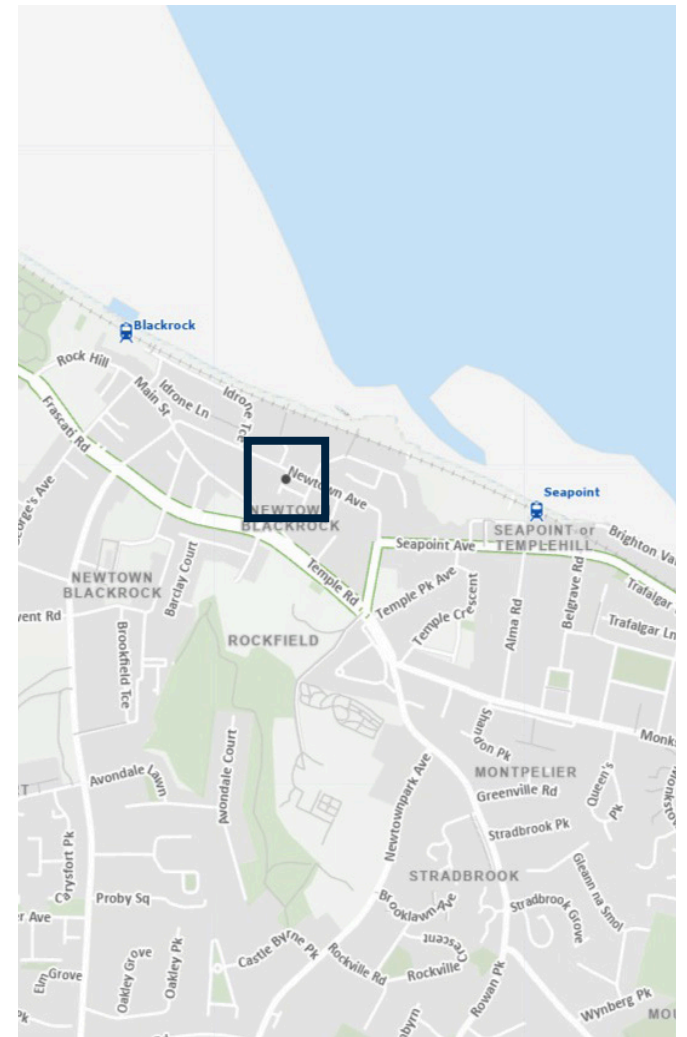
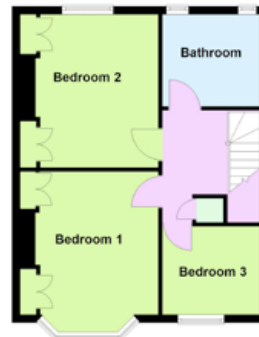


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Ground Floor



First Floor



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