



DAPHNE KAYE
& ASSOCIATES



35 FAIRYHILL

Newtownpark Avenue, Blackrock, Co. Dublin

A94 K283





With a great sense of warmth and a welcoming feel, **35 Fairyhill** is a charming detached 3 Bedroom bungalow situated in a tranquil cul de sac setting off Newtownpark Avenue. Well maintained and presented in excellent condition, the bright interiors flooded with natural light extend to c. 98 sq m (1,054 sq ft) plus a converted attic room of c. 12 sq m (130 sq ft). The spacious accommodation comprises rooms of good proportions. The adjoining garage offers obvious scope and potential to extend the accommodation if so required. This prime family location is convenient to local shops, the villages of Stillorgan and Blackrock and is within easy access of the N11, M50 and DART at Blackrock

ACCOMMODATION

ENTRANCE PORCH

RECEPTION HALL

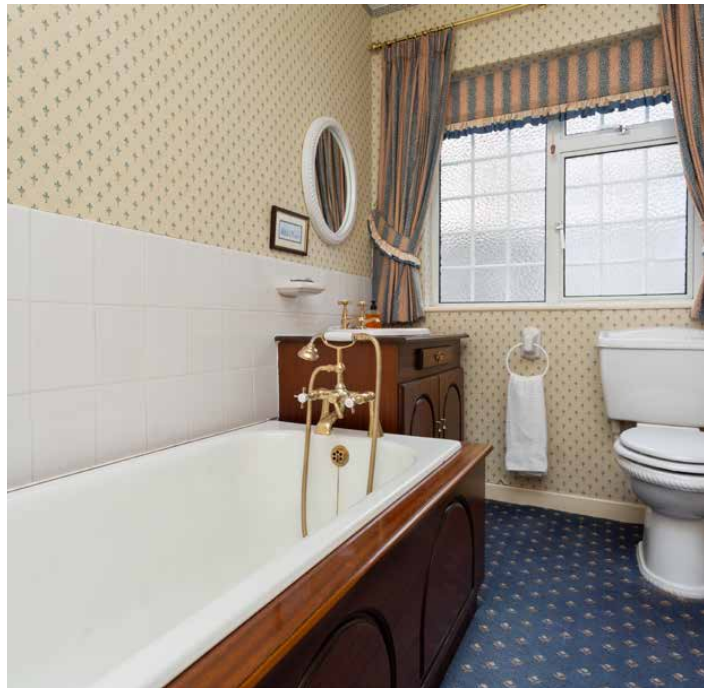
3.9m x 2.2m with Cloaks press

LOUNGE/DININGROOM

6.42m x 4.44m Most attractive reception room with fine marble fireplace with brass surround and marble hearth. Service hatch to:

SPECIAL FEATURES

- Bright and spacious accommodation of c. 98 sq m (1,054 sq ft)
- Converted attic room of c. 12 sq m (130 sq ft) offering great flexibility of use
- Adjoining garage with scope and potential to extend the accommodation
- Gas fired central heating
- Double glazed windows
- Cobblelock driveway to front of house car parking
- Delightful rear garden with ease of maintenance.



KITCHEN/BREAKFASTROOM

3.68m x 3.45m fitted with attractive range of modern units with illuminated tiled work top areas with tiling splash back. Stainless steel double sink unit, integrated dishwasher, integrated fridge, stainless steel oven, ceramic hob and extractor. Door to gardens.

BEDROOM 1

4.57m x 3.33m with double built-in wardrobes and vanity unit with illuminated mirror.

BEDROOM 2

3.7m x 3.03m with double built-in wardrobes and shelving. Fitted chest of drawers and shelving.

BEDROOM 3

2.75m x 2.73m with w.h.b. in vanity unit with wall mirror. Bespoke built-in bunk beds. Fitted wardrobe and shelving unit.

BATHROOM

2.76m x 1.73m White suite incorporating bath with tiled surround, shower attachment, w.h.b. in vanity unit, wall mirror and w.c.

STAIRS TO ATTIC ROOM

3.96m x 3.06m (not included in overall sq footage.) Excellent space which would suit many uses offering great potential. Generous storage.

GARAGE

4.62m x 2.38m with up and over door. Presses fitted with stainless steel sink and plumbed for washing machine.

OUTSIDE:

To the front and set behind neatly clipped hedging, the cobblelock driveway provides generous front of house car parking. The cobblelock patio gives way to gravelled paths around a featured circular heather bed and herbaceous borders. Two gated side entrances lead to the delightful rear garden measuring 15.4m x 10.05m. Designed for ease of maintenance.

The garage with up and over door measures 4.62m x 2.38m. Fitted presses and stainless steel sink. Plumbed for washing machine. With excellent height from floor to ceiling, there is obvious scope and potential to convert to accommodation if so required.

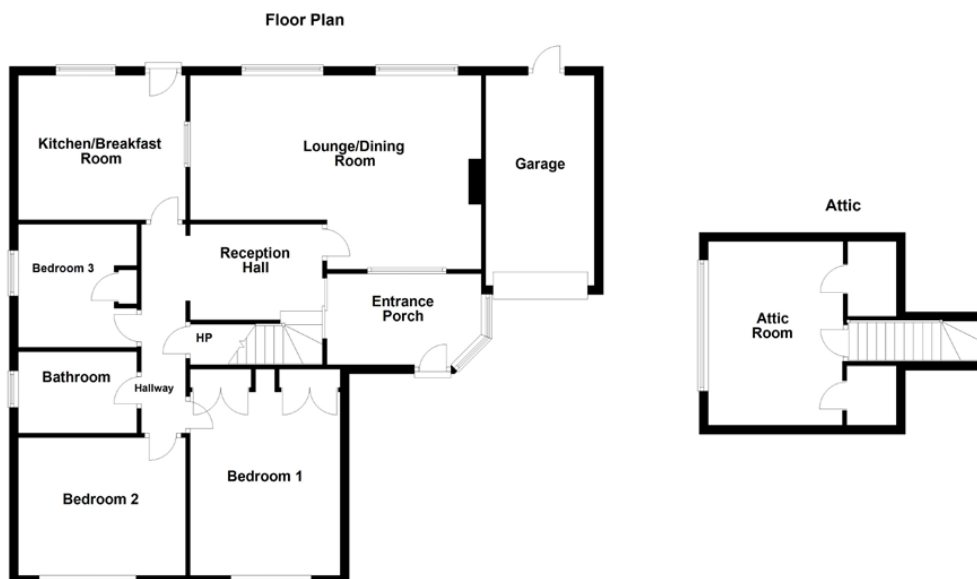
BER DETAILS

BER Rating: B2

BER Number: 113866487

EPI: 356.68 kwh/m²/yr

FLOOR PLANS



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