

# DK

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& ASSOCIATES



## 9B Carysfort Park

Blackrock,  
Co. Dublin

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A most attractive detached 4-bedroom bungalow on delightful gardens in a prime Blackrock location situated off Carysfort Avenue. Tastefully presented and in excellent condition, the bright and well-balanced interiors offer rooms of good dimensions extending to c. 92.15 sq.m (992 sq.ft). Offering great flexibility of use of the accommodation that comprises of an entrance hall, lounge/dining room, kitchen/breakfast room, utility room, 4 bedrooms including a master en suite and a family bathroom. Set in a tranquil setting, this charming brick clad home enjoys a delightful rear garden of 41' x 29' and a cobble lock driveway to the front.

This property is in a highly desired location, situated in one of south Dublin's most highly sought-after suburbs, 9B is within walking distance of Blackrock village with amenities and facilities such as boutiques, restaurants, coffee shops and two shopping centres. There are excellent transport links available including many Dublin bus links close by as well as the DART at Blackrock station which provides access to Dublin City Centre. Many of Dublin's most popular and highly regarded schools are in close proximity including Carysfort National School, Willow Park, Blackrock College, St Andrew's and Mount Anville. Also, within a short stroll is the UCD Smurfit Business School.

### SPECIAL FEATURES

- Bright and spacious interiors of c. 92.15 sq.m (992 sq.ft)
- Tastefully presented and in excellent condition
- 4 bedrooms and 2 bathrooms
- Front of house, off-street car parking
- Delightful rear garden of 41' x 29'
- Tranquil setting in a prime location
- Recessed lighting
- Double glazing
- Security alarm
- Gas fired central heating





## ACCOMMODATION

### Entrance Hall

with bevelled glass detail in hall door.

### Lounge/Dining Room: 5.68m x 3.96m (18'8" x 13'0")

Measured into feature bay window. Dual aspect. Fine mahogany fireplace with slate and tiled inset and a granite hearth, fitted with a gas coal effect fire. Attractive wall lights. Glazed double doors to Hall.

### Kitchen/Breakfast Room: 4.77m x 2.61m (15'8" x 8'7")

Excellent range of fitted units incorporating illuminated worktop areas with tiling surround and stainless steel sink. Samsung dishwasher, Zanussi oven and hob, Belling stainless steel extractor, integrated Zanussi fridge/freezer and pull-out pantry. Tiled floor.

### Utility Room: 2.61m x 1.47m (8'7" x 4'10")

Fitted shelves and presses. Candy dryer and Zanussi washing machine. Door to garden. Hot Press. Insulated cylinder fitted with dual immersion.

### Master Bedroom (1): 4.62m x 3.27m (15'2" x 10'9")

Wall to wall fitted double wardrobes with bed side lockers and overhead storage. Door to garden.

### Shower room En Suite: 2.4m x 1.75m (8'2" x 5'9")

White suite incorporating Triton T90i power shower, with tiled surround, pedestal WHB, wall mirror and WC.

### Bedroom 2: 3.78m x 2.94m (12'5" x 9'8")

Fitted wardrobes with mirror.

### Bedroom 3: 3.04m x 2.61m (10'0" x 8'7")

Built-in double wardrobes and mirror.

### Bedroom 4: 3.09m x 2.51m (10'2" x 8'3")

Built - in wardrobes and mirror.

### Bathroom: 2.48m x 1.77m (8'2" x 5'10")

White suite incorporating bath with Triton T90i power shower with tiled surround. WHB in vanity unit with illuminated wall mirror and WC.

## OUTSIDE

The cobblelock driveway provides front of house car parking. 2 side entrances lead to the walled rear garden measuring 41' x 29' laid out in lawn bordered with flowering beds. Timber garden shed. Delightful private southerly aspect.

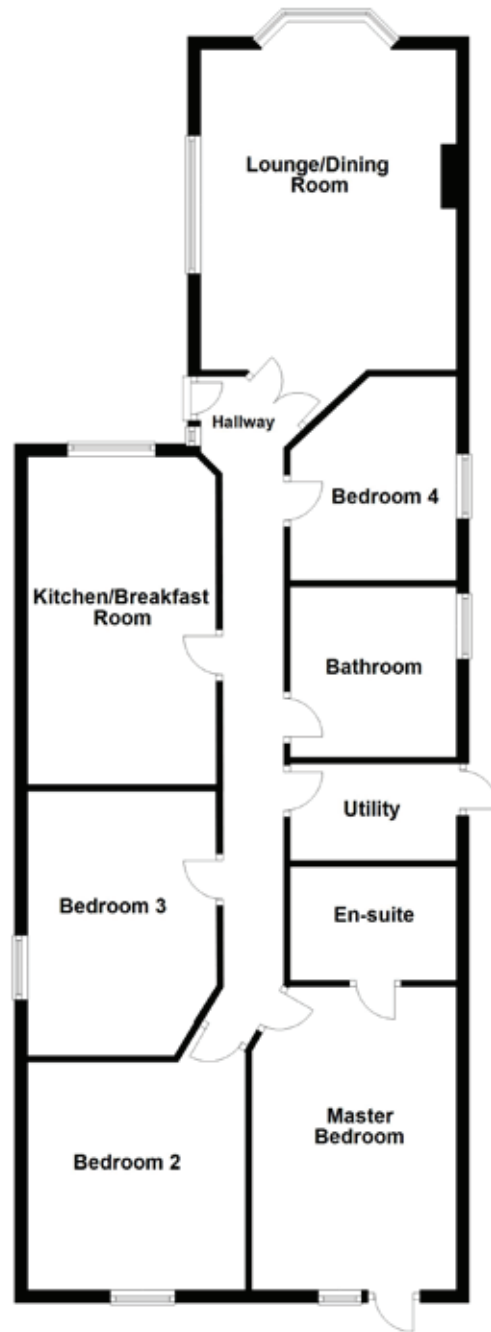
## BER DETAILS

**BER Rating:** E1

**BER Number:** 104638648

312.19 kwh/m2/yr

FLOOR PLANS



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