

# DK

DAPHNE KAYE  
& ASSOCIATES



**82 Temple Road,**

Blackrock,

Co. Dublin

BER B3

## 82 Temple Road, Blackrock, Co. Dublin



Of immense charm and character, this most appealing Tudor style residence has been refurbished and upgraded to combine the convenience of modern living with its old world charm. Presented in excellent condition and tastefully appointed throughout the exceedingly bright and spacious interiors extend to c. 105 sq.m (1,130 sq.ft). 82 Temple Road offers well proportioned accommodation of elegant dimensions with feature high ceilings and many delightful period features. This attractive family home enjoys off street car parking and a delightful rear garden with a sunny aspect.

This prime location in the heart of Blackrock is within a leisurely stroll of the village and the DART at Blackrock dart station. The village has excellent transport facilities including numerous bus routes providing regular and convenient services to the City Centre. Blackrock is a large commercial and cultural centre with many banks, cafes, restaurants, boutiques, hair salons, 2 shopping centres, pharmacies, and supermarkets.

There are also a great selection of Dublin's most sought after primary and secondary schools including Blackrock College, Willowpark, St Andrew's, Holly Park, Carysfort National School, Guardian Angels, Sion Hill, Mount Anville, Newpark, Willow Park and CBC Monkstown, and UCD Smurfit Business School.

### SPECIAL FEATURES

- Bright and spacious interiors of c. 105 sq.m (1130 sq.ft)
- Modernised and upgraded to a high specification
- B3 Rating
- Front of house off street car parking
- Attractive period details and feature high ceilings
- Quality double glazing
- Recessed lighting
- Security alarm
- Gas fired central heating
- Stira stairs to floored attic
- Delightful rear garden measuring 41' x 22' with a timber deck



## ACCOMMODATION

**Reception Hall:** 3.65m x 3.09m (12'0" x 10'2")  
Timber floor.

**Guest Cloakroom:** 2.54m x 1.72m (8'4" x 5'8")  
White contemporary suite incorporating WHB with illuminated wall mirror, WC. and wall mounted heated towel rail. Zanussi washing machine and dryer. Hot Press with immersion.

**Sitting Room:** 4.16m x 3.75m (13'8" x 12'4")  
Timber floor. Solid fuel burning stove.

**Kitchen/Dining Room:** 6.47m x 3.78m (21'3" x 12'5")  
Superb range of high gloss fitted units incorporating illuminated worktop areas with tiling surround, breakfast counter, stainless steel double sink, integrated fridge and freezer, eye level built-in microwave, built-in oven, ceramic hob, concealed extractor and integrated dishwasher. Tiled floor.

**Dining area.**  
Timber floor. Stunning period timber fireplace with cast iron inset and granite hearth. Superb bi-foldable doors opening to deck and garden.

Attractive staircase to First Floor Landing.

**Bathroom:** 3.78m x 1.47m (12'0" x 4'10")  
White suite incorporating bath with power shower with tiled surround, WC. pedestal WHB, mirror door medicine cabinet and wall mounted heated towel rail. Tiled floor.

**Master Bedroom:** 3.81m x 3.6m (12'6" x 11'10")  
Period cast iron fireplace with a slate hearth.

**Shower room En Suite:** 2.56m x 1.65m (8'5" x 5'5")  
Contemporary white suite incorporating tiled power shower, pedestal WHB, mirror door medicine cabinet, WC. and wall mounted heated towel rail. Tiled floor.

**Bedroom 2:** 4.14m x 3.86m (13'7" x 12'8")  
with pretty period cast iron fireplace with a slate hearth.

**Bedroom 3:** 3.6m x 2.56m (11'10" x 8'5")

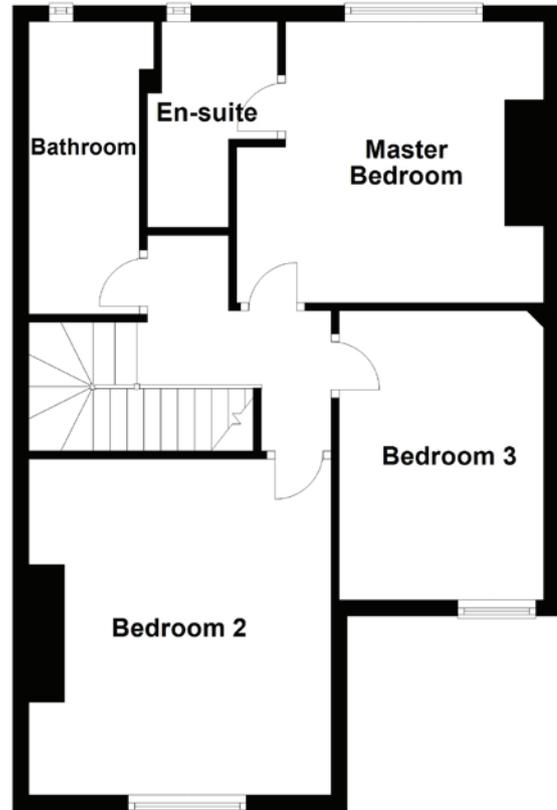
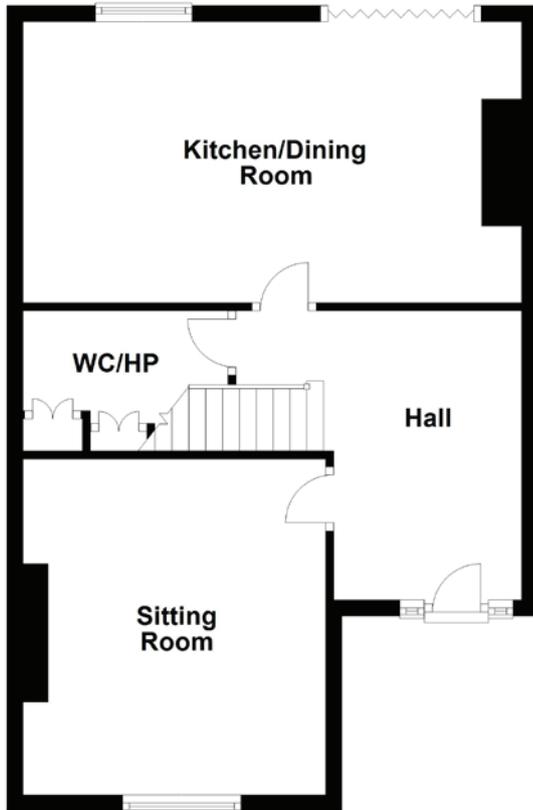
## OUTSIDE

To the front there is off street car parking. The rear garden measuring 41' x 22' is laid out in lawn and has a generous timber deck. This mature setting enjoys an array of shrubs and trees. Timber garden shed. There is pedestrian rear access to the laneway.

## BER DETAILS

BER B3 | BER No. 104489737 | EPI: 131.04

FLOOR PLANS



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