

BER C1



CO DUBLIN | Hillview, Meadow Close, Newtownpark Avenue, Blackrock

Lisney

An impressive three-story family home superbly located Off Newtownpark Avenue in an area of utmost convenience this property consists of five bedrooms and benefits from off street parking and a quiet and secluded garden to the rear.

Internally, the property is presented in excellent decorative order and finished to a high standard throughout to include a large drawing room to front, a feature kitchen/breakfast room and family room to rear along with sperate utility room and guest w.c.. Upstairs there are five generous bedrooms including master ensuite and family bathroom. To the front of the property there is off-street car parking, while to the rear there is a well maintained garden with gated pedestrian side access.

The Meadows is most conveniently located in this much sought-after residential area off Newtownpark Avenue with a wealth of amenities close-by including the villages of Blackrock and Monkstown which both provide a wide array of shops, cafes and restaurants including the Liath Restaurant in Blackrock Market. The new Frascati Centre, Blackrock Shopping Centre and Stillorgan Shopping Centre are nearby. The area also benefits from all the conveniences that Blackrock Park and the coastline have to offer. There is a great selection of primary and post primary schools in the locality such as Guardian Angels, Scoil Lorcaín, Hollypark, Carysfort, CBS Monkstown, Blackrock College, Newpark and Willow Park. Beyond that the University College Dublin's campus at Belfield is also close by. Public transport links include the DART, a quality bus corridor connecting Blackrock with the city centre as well as the N11 and the M50 which are both easily accessible.

Features

- Gas fired central heating with underfloor heating on the ground floor
- Double-glazed windows throughout
- Gated side access to garden
- Beam Vacuum System
- Off street parking
- Striking open plan kitchen/breakfast and family room
- A wealth of amenities close-by at villages of Blackrock and Monkstown
- Public transport links include the DART and Dublin Bus
- The N11 and the M50 are both easily accessed.
- Overall Measurement approx. 176 sqm (1,894 sqft)





Accommodation

ENTRANCE HALL: 1.34m x 7.11m (4'5" x 23'4") with tiled floor, security alarm, recessed lighting, & under stairs storage.

GUEST W.C.: 1.35m x 1.89m (4'5" x 6'3") with tiled floor, partially tiled wall, window, w.c., pedestal wash hand basin, recessed lighting.

LIVING ROOM: 4.33m x 4.84m (14'3" x 15'11") with hardwood floor, ceiling coving, marble fire surround with granite hearth, open fire, TV point, picture window to front with wooden venetian blinds, wired for Virgin Media, double glass doors leading to

KITCHEN/BREAKFAST ROOM: 5.92m x 4.33m (19'5" x 14'3") with large range of fitted cupboards & drawers, kitchen island, with Armitage Shanks ceramic sink, fitted dishwasher, Whirlpool fridge freezer, tiled floor, tiled splashback, Hotpoint stainless steel gas hob & oven, recessed lighting, undercabinet lighting, kickboard lighting, extractor fan.

FAMILY AREA: 4.04m x 3.00m (13'3" x 9'10") Double glass doors leading to garden with wooden venetian blinds.

UTILITY ROOM: large range of fitted press units, Feroli gas boiler, stainless steel sink, freestanding Indesit washer and Indesit dryer, window, fuse board and recessed lighting.

FIRST FLOOR

LANDING: carpeted, recessed lighting, hot-press.

BEDROOM 1: 2.86m x 3.00m (9'5" x 9'10") carpet, large window with blinds, recessed lighting & fitted wardrobes.

BEDROOM 2: 3.34m x 2.44m (10'11" x 8') carpet, window with blind, recessed lighting.

BEDROOM 3/ STUDY: 2.59m x 3.57m (8'6" x 11'9") with carpet, fitted wardrobes, recessed lighting, window with blind.

BEDROOM 4: 2.83m x 3.63m (9'4" x 11'11") with carpet, window & blind, fitted wardrobes, recessed lighting, TV point.

FAMILY BATHROOM: 1.94m x 2.23m (6'5" x 7'4") with tiled walls, tiled floors, bath with shower over, w.c., pedestal wash hand basin, mirrored cabinet, window, recessed lighting.

SECOND FLOOR

MASTER BEDROOM: 5.92m x 4.20m (19'5" x 13'9") (incl. walk in storage closets & ensuite) carpet, window overlooking front, two Velux windows, fitted sliding wardrobes. Two walk in storage rooms, recessed lighting, door to ensuite.

ENSUITE: w.c., corner shower, pedestal wash hand basin, recessed lighting, bath, Velux window.

Lisney

BER INFORMATION

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FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

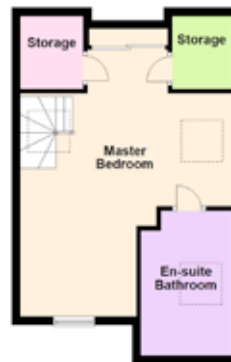
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. ALL measurements are approximate and photographs provided for guidance only. PSRA No. 001848

