

we'll take you home

vincent
FINNEGAN

For Sale by Private Treaty
€625,000

57 Dargle Road, Blackrock, Co. Dublin

An opportunity to create your own haven of tranquility with this mature semi-detached house which enjoys an attractive setting with the benefit of a large and private south west facing rear garden. The property is further enhanced by potential to extend in to the integrated garage (Subject to Planning Permission).

Located off Newtownpark Avenue, you are within short distance of Monkstown, Stillorgan and Dun Laoghaire. This deservedly popular neighbourhood offers a host of essential amenities nearby to include a wide range of specialist shops, eateries, the two newly refurbished shopping centres at Blackrock and fantastic transport links to the city and beyond, including a 20-minute walk to Seapoint DART station, easy access to N11, M50 and QBC.



TELEPHONE: 01 284 4312

www.finnegan.ie

FEATURES

- QUIET NEIGHBOURHOOD • 2 RECEPTIONS • 4 BEDROOMS • DOUBLE GLAZING
- SOUTH WEST FACING GARDEN • SCHOOLS WITHIN WALKING DISTANCE
- 125.66 SQM (1,352 SQFT)

DETAILS OF ACCOMMODATION

GROUND FLOOR:

ENTRANCE HALL: (c.4.7m x 2.18m)

CLOAKROOM with wc and whb. Double doors from hall to;

SITTING ROOM: (c.5.36m x 3.92m) feature brick faced fireplace, folding doors to;

DINING ROOM: (c.4.27m x 4.06m) feature brick faced fireplace, folding doors to;

KITCHEN: (c.4.4m x 3.28m) Light oak finished high and low level units, s.s.s.u., tiled splashbacks, plumbing for washing machine and dishwasher, door to back garden.

UPSTAIRS:

BEDROOM ONE: (c.4.24m x 3.54m) built in wardrobes.

BEDROOM TWO: (c.3.51m x 3.33m) built in wardrobes.

BEDROOM THREE: (c.3.49m x 3.15m) built in wardrobes.

BEDROOM FOUR: (c.3.42m x 2.42m).

BATHROOM: Bath with overhead shower, wc, whb in vanity unit.

OUTSIDE: Walled front garden in lawn with parking. Extensive rear garden in lawn facing south west and completely private.

GARAGE: (c.5.52m x 2.58m)

NEGOTIATOR: Stuart Walker
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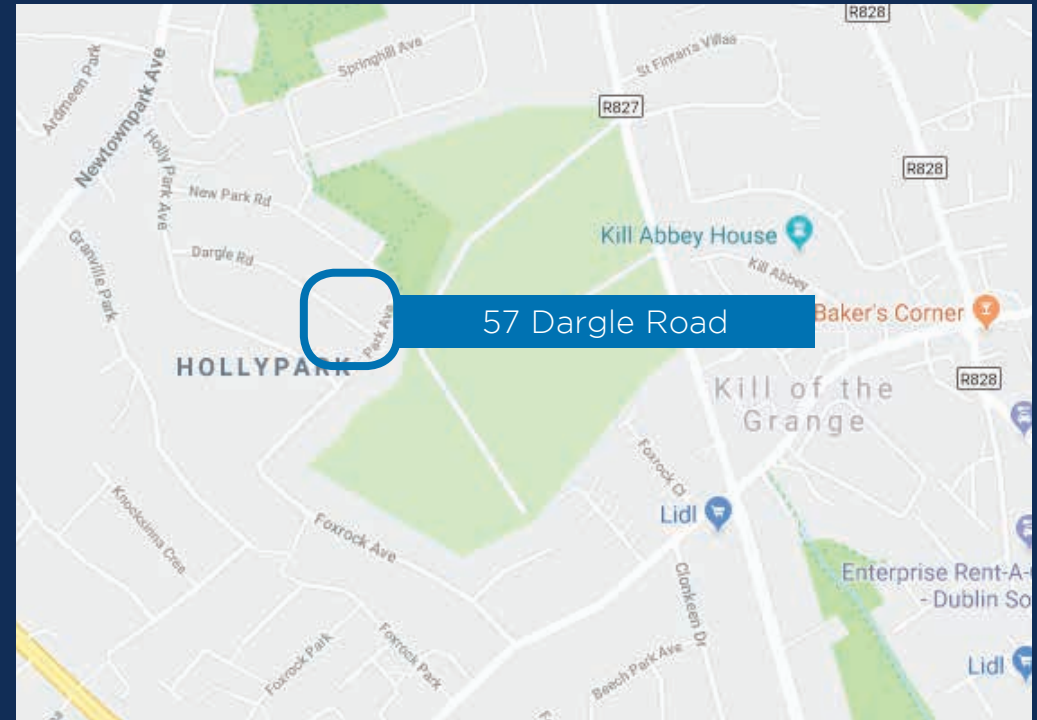
Asking Price €625,000



FLOOR PLANS



Not to scale and for identification purposes only



The area benefits from a choice of leading schools, among them Willow Park, Blackrock College, Loreto Foxrock, St Andrew's College, Sion Hill, CBC Monkstown, Lycée Française Primary School, Hollypark, Carysfort N.S. and Newpark C.S. and many more. Leisure time can be enjoyed at Blackrock and Carysfort Parks. Sporting enthusiasts can avail of Carrickmines Lawn Tennis Club, Westwood Gym, Foxrock Golf Club, Carrickmines Golf Club and marine activities are to be found at Salthill and Dun Laoghaire.

**Vincent
FINNEGAN**

8 Anglesea Buildings,
Upper Georges Street,
Dun Laoghaire, Co Dublin.

5 Lower Main Street,
Dundrum,
Dublin 14.

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