



DAPHNE KAYE  
& ASSOCIATES



**11 Ardagh Park,**

Blackrock,  
Co. Dublin.



## 11 Ardagh Park, Blackrock, Co. Dublin.



A most attractive double fronted family home, 11 Ardagh Park is a spacious 4 bedroom dormer Bungalow of c. 113 sq m (1,225 sq ft). There is immense scope to achieve added value benefit afforded by the obvious potential to convert the Garage and further extend if so desired.

Situated in a tranquil setting with an all day sunny westerly aspect, the accommodation offers exceedingly bright and spacious interiors. Presented in excellent condition, the property has been tastefully modernised with a high specification. 11 Ardagh Park is further enhanced by its delightful gardens. This prime location off Newtownpark Avenue is within easy access of the many amenities offered by Blackrock and Stillorgan Villages. There are excellent public transport routes including the 46A QBC and Dart, the N11 and M50.

A host of schools are close by including Blackrock College, St. Andrew's College, Newpark Comprehensive and Carysfort National School.

### SPECIAL FEATURES

- Bright and spacious interiors of c. 113 sq m (1,225 sq ft)
- 4 Bedrooms and 3 Bathrooms
- Attached Garage (15' x 8')
- Obvious scope and potential to extend
- Rear garden 95' x 36'
- Security Alarm
- Recessed lighting
- Double glazing
- Gas fired central heating
- Front of house off street car parking



## ACCOMMODATION

### Entrance Hall:

with timber floor and under stairs storage.

### Cloaks Closet

### Guest Shower Room: 2.33m x 1.93m (7'8" x 6'4")

Contemporary white suite incorporating fully tiled power shower, pedestal WHB, and WC, wall mounted heated towel rail and illuminated wall mirror. Tiled floor.

### Sitting Room/Bedroom 4: 4.14m x 3.35m (13'7" x 11'0")

Timber floor.

### Study: 2.92m x 2.33m (9'7" x 7'8")

Timber floor.

### Kitchen/Breakfasroom : 4.21m x 3.42m (13'10" x 11'3")

Dual aspect room with attractive high gloss fitted units with illuminated work top area with tiled surround. Stainless steel double sink, integrated fridge and freezer, built-in eye level microwave and double oven, integrated dishwasher, ceramic hob and extractor. Floor to ceiling built-in pantry. Tiled floor.

ARCH TO:

**Lounge/Dining Room:** 4.87m x 4.34m (16'0" x 14'3") with open tiled fireplace and hearth. Timber floor. Floor to ceiling double glazed sliding doors to deck and gardens.

Stairs to Landing.

### Master Bedroom 1: 5.10m x 3.09m (16'9" x 10'2")

### Shower room En Suite: 1.6 m x 2.08m (5'3" x 6'10")

Contemporary white suite incorporating fully tiled power shower, WC., pedestal WHB, wall mirror and wall mounted heated towel rail. Built in shelves. Tiled floor.

### Bedroom 2: 3.35m x 3.35m (11'0" x 11'0")

This room extends to over 16' in length offering great flexibility of space. Built-in wardrobes.

### Bedroom 3: 2.64m x 2.33m (8'8" x 7'8")

This room extends to 3.96m (13'0") This is ideal for built-in wardrobes.

### Bathroom: 1.93m x 1.82m (6'4" x 6'0")

White contemporary suite incorporating bath with power shower with tiled surround, pedestal WHB, illuminated wall mirror, WC., and wall mounted heated towel rail. Tiled floor.

## OUTSIDE:

### Garage: 4.57m x 2.43m (15'0" x 8'0")

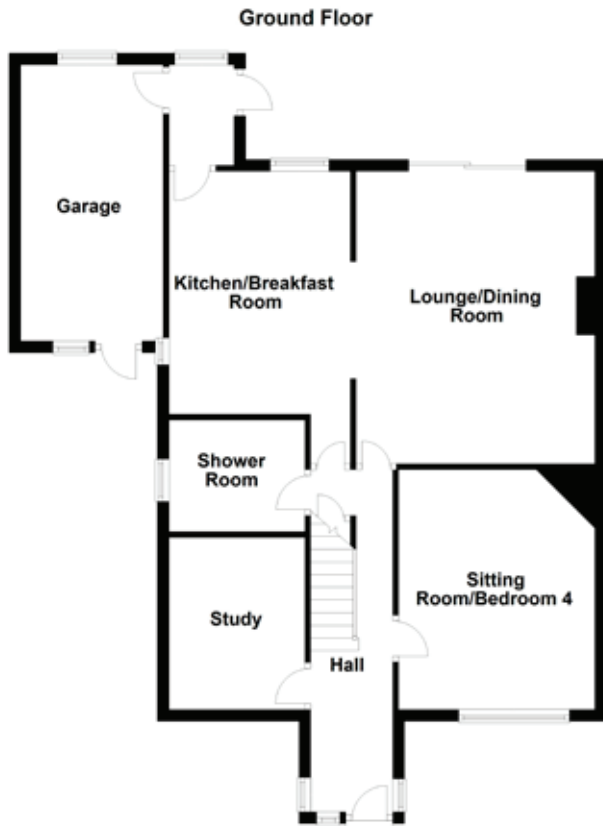
Zanussi dryer and washing machine.

To the front there is front of house off street parking. The rear garden measuring 95' x 36' is set in lawn and a generous timber deck and patio. There is an abundance of mature trees and shrubs. This tranquil setting enjoys an all day sunny westerly aspect.

## BER DETAILS

BER: C1 | BER NO.: 104569595 | EPI: 155.12

## FLOOR PLANS



**DK** DAPHNE KAYE  
& ASSOCIATES

The Gables, Foxrock Village, Dublin 18

**Telephone:** 01 289 90 34 **Mobile:** 087 256 02 69

**Email:** [daphne@daphnekayeandassociates.ie](mailto:daphne@daphnekayeandassociates.ie) **www:** [www.daphnekayeandassociates.ie](http://www.daphnekayeandassociates.ie)

PSRA No. 003990

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