



1 Dargle Road, Blackrock, County Dublin, A94 XE86

Semi-detached residence measuring c.146 sq.m. with large gardens and scope to extend (S.P.P.)





Finnegan Menton are delighted to bring No. 1 Dargle Road to the market – a wonderful family home positioned on a large rear and side garden and offering excellent potential to discerning buyers.

Located in a sought-after neighbourhood, on a mature and leafy road just off Newtownpark Avenue, one feels a sense of the many years of family life enjoyed in this calm, well-loved and well-maintained home, immediately upon entering. No. 1 spans approx. 146 sq. m. of light filled, well-proportioned and versatile accommodation, including four bedrooms, two reception rooms, large kitchen, bathroom, a covered external utility area, and a converted garage which could be used as an en suite fifth bedroom, reception room, or office space. The features continue outside, where a large rear and side garden, provide an ideal setting for outdoor dining and relaxing, where the tranquil nature of the surrounds can really be appreciated, while offering huge scope to extend (s.p.p.) and still retain a large outside space.

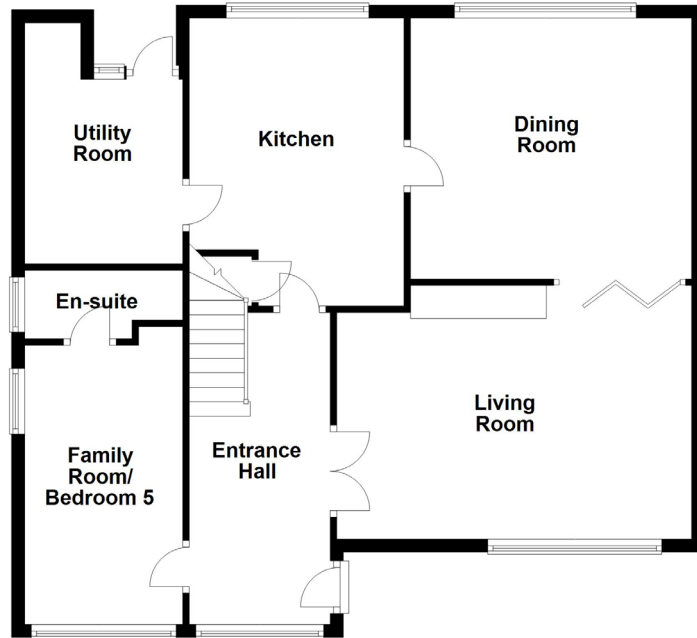


No. 1 enjoys an enviable location within close proximity of a host of sporting, shopping, and recreational facilities, and indeed some of Dublin's finest educational facilities including UCD, Loreto College Foxrock, Hollypark NS, Newpark Comprehensive, Lycée Français d'Irlande, Blackrock College, Coláiste Eoin, Coláiste Íosagáin, Oatlands College, St Andrew's College, Newpark Comprehensive, Clonkeen College, and St. Patricks NS located parallel to Dargle Road on New Grange Road.

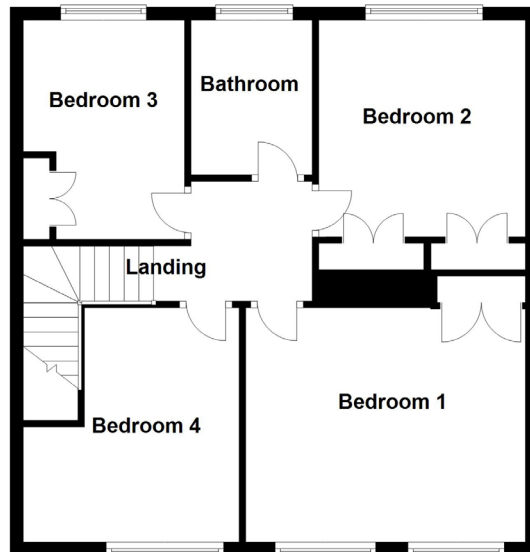
Well serviced by public transport, the Luas Green Line and DART are both approx. 2.5km away at Stillorgan and Seapoint stops respectively, and there are multiple bus routes within walking distance including the 114 on Newtownpark Avenue, and the QBC with 46A, 75, 75A, 143, 145 and 84X stops on the nearby N11, which itself offers easy access to the M50 and major road networks.



GROUND FLOOR



FIRST FLOOR



ACCOMMODATION:

Room measurements taken at widest point.

Ground Floor

- Hall**
c.2.152m x 4.767m
- Office / Bedroom 5**
c.2.409m x 4.027m
- En-suite**
c.1.029m x 2.383m
- Reception**
c.3.874m x 5.352m
- Dining Room**
c.4.269m x c.3.983m
- Kitchen**
c.4.379m x 3.274m
- Utility Room**
c.2.485m x 2.819m
- Storage**
c.0.937m x 0.839m

First Floor

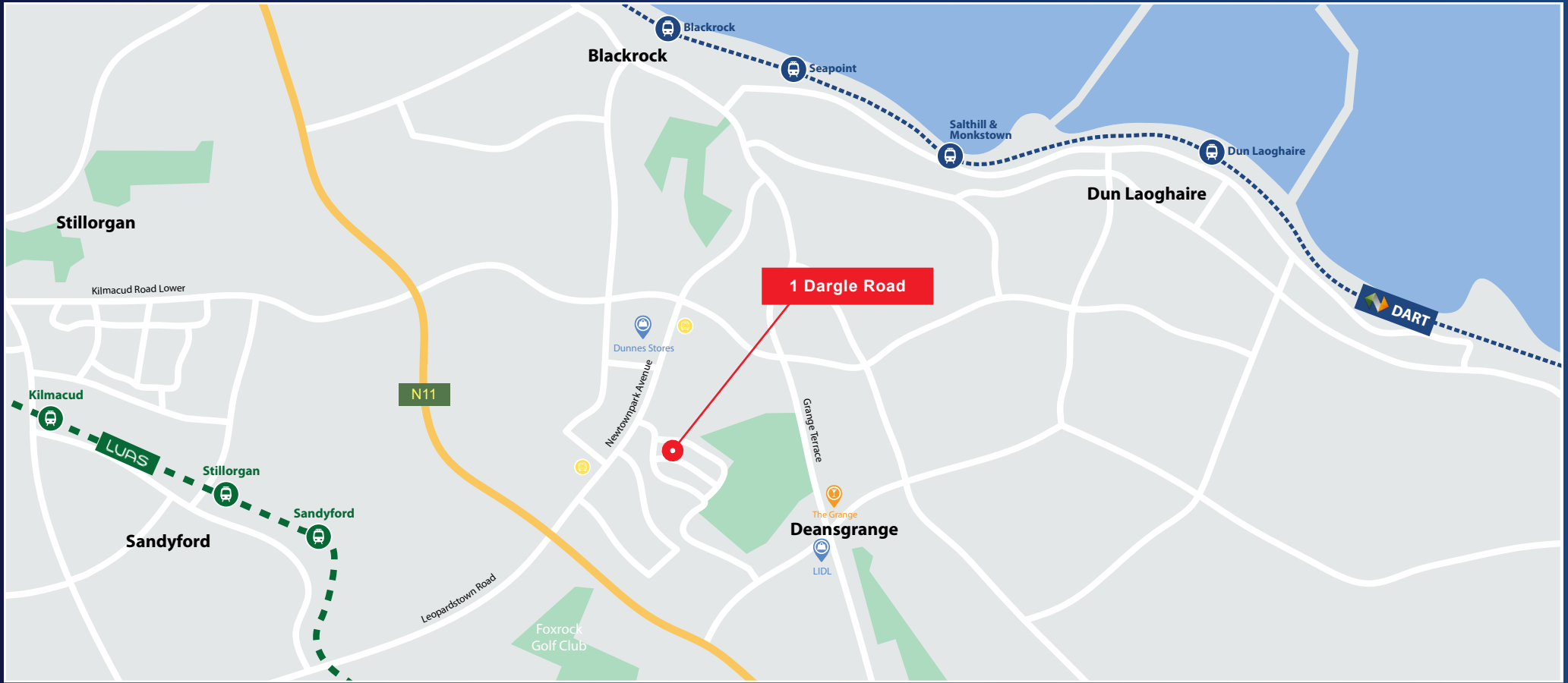
- Bedroom 1**
c.4.245m x 3.566m
- Bedroom 2**
c.3.461m x 3.145m
- Bedroom 3**
c.2.681m x 3.576m
- Bedroom 4**
c.3.376m x 2.418m
- Bathroom**
c.1.832m x 2.360m

Outside

Large side and rear garden with scope to extend (S.P.P.) . Off street parking framed by mature trees and shrubs, to front.

FEATURES:

- Wonderful family home approx. 146 sq.m.
- Positioned on a large rear and side garden with scope to extend (s.p.p.)
- Bright spacious accommodation
- Garage converted to en suite 5th bedroom, office or reception
- Side entrance
- Offering huge potential
- Situated off Newtownpark Avenue
- Well serviced by public transport
- Close to every conceivable amenity



Title:

Assumed freehold (TBC)

BER:



Viewing:

By appointment only with sole agents Finnegan Menton. Contact Eugene Brennan or Iain Finnegan on 01 614 7900



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