

BER C1



8 Hyde Park Gardens

Blackrock, Co. Dublin

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INTERNATIONAL REALTY



8 Hyde Park Gardens, Blackrock, Co. Dublin

Features

- Fully refurbished semi-detached four bedroom family home.
- Generous accommodation measuring 201sq.m. (2,163sq.ft.) (including Attic).
- Converted Attic measuring 24.4 sqm.
- Tastefully presented interior.
- Ample off street car parking.
- Within walking distance of excellent schools and public transport.
- Beautifully landscaped rear garden.
- Gas fired central heating.
- Double glazed windows throughout.

Superbly positioned in this quiet cul de sac of Hyde Park Gardens lies this magnificent, semi-detached four-bedroom family home offering an extremely high standard of finish and providing elegantly proportioned accommodation. This fine family home enjoys bright and spacious accommodation, extending to approximately 201sq.m. (2163sq.ft.).

The accommodation briefly comprises; A welcoming entrance porch, reception hall with understairs storage and w.c, study/ bedroom, large living room overlooking the front, large light filled kitchen open to the dining room and second living area with spectacular views over the rear garden. A utility room and shower room complete the downstairs accommodation. Upstairs are three large double bedrooms (master with ensuite) and a family bathroom. On the third floor is a great converted attic with picture window and eaves storage.

To the rear of the property there is a beautifully landscaped rear garden with Indian sandstone patio, feature pond, magnificent hedging, shrubbery together with a lawned area and separate tree house at end of the garden.

Hyde Park Gardens is ideally situated in this enormously popular location in South County Dublin situated just off Mount Merrion Avenue. It is within only a short stroll of Blackrock Village with its wide variety of amenities including two large shopping centres, excellent restaurants, pubs, grocery and boutique shopping and a library. Public transport facilities are excellent with numerous bus routes available on Mount Merrion Avenue and on the QBC and N11 and the DART station at Blackrock offers ease of access to the city centre and surrounding areas. There are excellent schools in the vicinity to include St. Andrew's College, Blackrock College, Sion Hill, Coláiste Eoin and Coláiste Osagáin. There are many recreational activities close by to include tennis, rugby, golf, and soccer clubs. There are lovely walks along the seafront and through Blackrock Park.







Accommodation

Entrance Porch: 1.5m x 1.1m (4'11" x 3'7") Tiled floor, front door with leaded glass,

Reception Hall: 1.55m x 5.1m (5'1" x 16'9") Understairs storage, ceiling coving, attractive timber panelling

WC: WHB, WC, window to the side, tiled floor, tiled walls

Study: 2.4m x 4.9m (7'10" x 16'1") Built-in desk unit and shelving, picture window overlooking front

Living Room: 2.4m x 8.3m (7'10" x 27'3") Ceiling coving, recess lighting, picture window overlooking front, attractive stone fireplace with gas coal effect fire, stone hearth, built in cabinetry, timber panelling, door leading dining area

Kitchen: 4m x 7m (13'1" x 23') Timber flooring, fitted with a range of overhead press and drawer units, two ring De Dietrich electric hob, two ring De Dietrich gas hob, griddle, extractor fan, De Dietrich stainless steel oven, integrated microwave, granite worktops, centre island with undercounter sink unit, integrated Neff dishwasher

Dining: Very fine large stove & picture window overlooking rear

Living Room: 3.8m x 4.6m (12'6" x 15'1") Made very Irish Conservatories and exceptionally well finished with timber flooring, double doors opening to rear garden

Utility Room: 2.8m x 2.4m (9'2" x 7'10") Plumbed for washing machine & dryer, single drainer stainless steel sink unit, range of overhead press and drawer units, tiled floor, large rooflight,

Shower Room: 2.5m x 1.8m (8'2" x 5'11") Cabinet WHB, WC, corner shower, tiled floor, part-tiled walls,

Upstairs

Bedroom 1: 4m x 3.3m (13'1" x 10'10") Floor to ceiling mirrored wardrobes, picture window overlooking rear, ceiling coving, recess lighting, door to

Ensuite Bathroom: WHB, WC, large double shower, tiled floor, tiled walls, window overlooking rear

Bedroom 2: 3.7m x 4.2m (12'2" x 13'9") Built-in mirrored wardrobes, window overlooking front,

Bedroom 3: 2.8m x 4.1m (9'2" x 13'5") Cabinet WHB, window overlooking front

Family Shower Room: Pedestal WHB, WC, beday, corner steam shower, window overlooking side & rear, tiled floor, tiled walls, recess lighting, ceiling coving,

Walk-in Linen Cupboard: With storage

Attic: 5.6m x 3.7m (18'4" x 12'2") Converted attic picture windows overlooking side, under eaves storage

BER Information

BER: C1. BER No: 115210296.

EPI: 165.69 kWh/m²/yr.

Eircode

A94 K0E6





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FLOOR PLANS Not to scale - for identification purpose only.

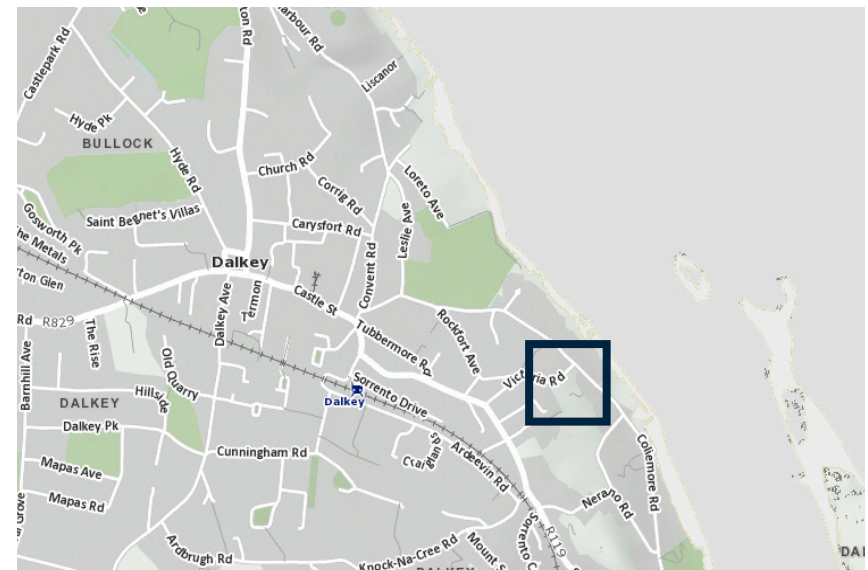
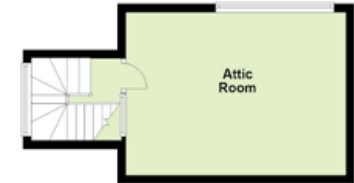
Ground Floor



First Floor



Second Floor



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