

# CHARLEVILLE

*131 Newtownpark Avenue, Blackrock, Co. Dublin*

**FOR SALE**



# CHARLEVILLE

“An attractive semi-detached period home dating back to the mid 1800’s, situated on approximately 0.2 acres of private, walled grounds the property is accessed via a set of wrought iron gates and a large front garden with ample off-street parking. The front of the house is impressive with some beautiful period detailing around the window surrounds and roof balustrades”









## ACCOMMODATION

Extending to approximately 310 sq. m / 3,336 sq. ft. over two floors, a conservatory provides access to the property. This bright and spacious living space is bathed in sunlight. From here there is an entrance hall to the right of which is a gracious reception room, off which is a shower room and WC. To the left is a second reception room / dining room with marble fireplace. To the side of the house is a well-appointed family kitchen with a range of wall and floor mounted painted timber units and granite worktops with ample space for a large dining table. There is an adjoining utility room opening onto the side passage.

To the rear of the house is a double bedroom / study with access to the rear west facing paved courtyard garden, and a well-appointed shower room. There are six double bedrooms on first floor and four bathrooms (two en-suite), all with high ceilings. There is a fire escape from the first-floor accommodation. Charleville is a beautifully proportioned property presented very well throughout and should appeal to both families and investors alike.









## GARDENS & LOCATION

Charleville is well set back from Newtownpark Avenue behind attractive stone walls, offering significant privacy. The expansive front garden is laid out in a mixture of lawn, a gravelled parking area for multiple cars by the gates and a tarmac driveway. To the rear is a sheltered, west facing, paved patio area with access from the kitchen - ideal for al-fresco dining.

The location of Charleville is most convenient within easy reach of Blackrock village providing an array of popular eateries, cafes, bars, shops as well as two shopping

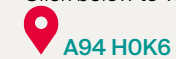
centres, Blackrock DART station, Blackrock Park and the seafront with its picturesque coastal walks. Newtown Park and Newtown Park Tennis Club are within a five-minute walk. There are excellent schools in the immediate area to include Guardian Angels, All Saints and Willow Park National Schools as well as Blackrock College, Newpark Comprehensive, St Andrew's College and Sion Hill at Secondary level to name but a few. UCD and Smurfit Business School are also within easy reach.

The N11 with the QBC and multiple bus routes is easily

accessible from the top of Newtownpark Avenue, while the LUAS and M50 are also nearby.

### LOCATION MAP

Click below to view the location map for Charleville





# PROPERTY DETAILS



## FEATURES

- Attractive period home
- Private walled grounds of approx. 0.2 acres
- Good decorative order throughout
- Oil fired central heating
- Superb location surrounded by amenities

## SIZE

310 sq. m / 3,336 sq. ft. Approx.

## VIDEO

Click link below to view virtual tour



## VIEWING

By appointment with Knight Frank.

## CONTACT



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## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

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# FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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