

# Hamptons

INTERNATIONAL



**1 Arnwood, Blackhorse Avenue, Dublin 7, D07RT98**

4  3  1 

GUIDE PRICE


**£570,000**

**(€650,000)**

## Property details



### Attributes

-  **Private parking**
-  **Garden**

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## Description

4 bedroom house for sale DNG are delighted to present No. 1 Arnwood to the market. This distinctive four bedroom, three bathroom, three storey home occupies an enviable position on the boundary of the Phoenix Park, enjoying a peaceful outlook with mature trees and an abundance of local wildlife. Offering bright and flexible accommodation, this charming home combines a unique setting with exceptional convenience. The accommodation is arranged over three levels and briefly comprises an entrance hall, two bedrooms, one with en suite facilities, a family bathroom, storage area and access to the courtyard at ground floor level. The first floor features a kitchen dining room, a further bedroom and access to the balcony overlooking the magnificent Phoenix Park. The second floor comprises of a spacious living room, an additional bedroom and a guest WC. Externally, the low maintenance cobbled area to the front and side of the property provides off road parking for up to two vehicles and provides garden shed storage. A particular highlight of the home is the balcony, offering an elevated position from which to relax and enjoy the tranquil surroundings. The enclosed courtyard, complete with decorative mural and characterful stonework, presents an opportunity for planting to create a private outdoor retreat. Located in a prime position along the boundary of the Phoenix Park, the property enjoys a wonderful connection with nature, with mature trees forming a leafy backdrop and regular visits from local wildlife including deer and squirrels. Despite this peaceful setting, the property remains exceptionally well connected. The location is second to none. The Phoenix Park is quite literally on the doorstep, providing access to its many attractions and walking routes. Dublin City Centre is within easy reach, while excellent transport links include nearby bus services and train connections. The M50 and Dublin Airport are both just a short drive away, making this an ideal choice for commuters and families alike. Viewing is strongly recommended through DNG Phibsboro on 01 8300989. Agents Michelle Keeley MIPAV, Isabel O'Neill MIPAV, Brian McGee MIPAV, Ciaran Jones MIPAV, Leah Barry and Vincent Mullen MIPAV. Entrance Hall 4.1m x 2.36m A bright and welcoming entrance hall sets the tone for this impressive three storey residence, featuring wooden flooring and a bright interior that creates an immediate sense of space. Thoughtfully designed, the entrance level provides access to two well proportioned bedrooms, an ensuite, along with a contemporary family bathroom. Large windows and the home's elevated positioning help maximise natural light throughout. The first bedroom opens out to a private courtyard area, offering an appealing outdoor space. The entrance hall also provides access to the upper levels, where the main living accommodation enjoys exceptional views overlooking the magnificent Phoenix Park. Bedroom 1 3.93m x 2.92m Situated to the rear of the property, Bedroom 1 is a well proportioned double bedroom with patio doors providing direct access to the private courtyard. The room benefits from good natural light and a quiet aspect, while the courtyard offers a low maintenance outdoor space with a high degree of privacy. Courtyard 2.38m x 2.17m This charming enclosed courtyard offers a wonderful opportunity to create a tranquil outdoor retreat. Featuring attractive stonework and a striking decorative mural, the space is ideal for planting and landscaping, allowing the next owner to cultivate a private oasis for relaxation and enjoyment. Bedroom 2 3.02m x 3.65m Situated to the front of the property, Bedroom 2 is a bright double bedroom. The room features the added convenience of an en suite bathroom and offers comfortable accommodation, suitable for a range of needs. Its position on the entrance level provides practicality within the overall layout of the home. Ensuite Bathroom 2.53m x 1.47m The en suite bathroom is bright and well presented, featuring a walk in shower with an electric shower, a wash hand basin and WC. The space is fully tiled, providing a clean and low maintenance finish. Bathroom 2.53m x 1.7m The main bathroom is bright and well presented, finished in a style consistent with the en suite and offering a generous amount of space. The suite comprises of a bath with shower overhead, wash hand basin and WC. Fully tiled throughout. Landing 4.05m x 1.94m The landing forms a central feature of the home, connecting all three levels and enhancing the sense of space throughout the property. Bright and airy, this area benefits from excellent natural light and provides access to the first and second floor accommodation. Kitchen Dining Room 5.74m x 3.64m The kitchen/dining area is a large, bright space located on the first floor, enjoying a dual aspect with views to both the front and rear of the property. It features a modern white fitted kitchen with timber worktops, offering a clean and contemporary finish. Contemporary flooring runs throughout the space, complemented by recessed spotlights that provide effective lighting. The room is well proportioned, providing ample space for both cooking and dining. Bedroom 3 2.82m x 2.72m Bedroom 3 is a bright double bedroom located on the first floor, benefiting from excellent natural light. Sliding doors provide direct access to a private balcony, which enjoys an open outlook over the Phoenix Park. The room is well proportioned and offers a versatile space, with the added advantage of outdoor access and

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elevated views. Balcony 1m x 3.2m A bedroom balcony overlooking the leafy surroundings of the Phoenix Park offers a rare sense of openness and connection to nature within the city. Living Room 5.74m x 3.55m The top floor living space is a large, bright room with an excellent sense of openness and light. Finished with wooden flooring and recessed spotlights, the room is both modern and comfortable. A focal fireplace adds character, creating a centrepiece to the space. Juliet style windows allow the room to be opened fully while maintaining safety, framing elevated views. This upper level setting makes the most of the property's position, offering impressive views. Bedroom 4 2.87m x 2.8m Bedroom 4 is a large double bedroom located on the top floor of the property, enjoying an elevated position with views overlooking the surrounding greenery and the Phoenix Park. The room is bright and well proportioned, offering a comfortable and versatile space. This floor also benefits from a convenient WC, adding practicality to the upper level accommodation. Exterior: A cobbled area to the side of the property provides off road parking for up to two vehicles. A particular highlight is the balcony overlooking the garden, offering an elevated space to relax and enjoy the peaceful



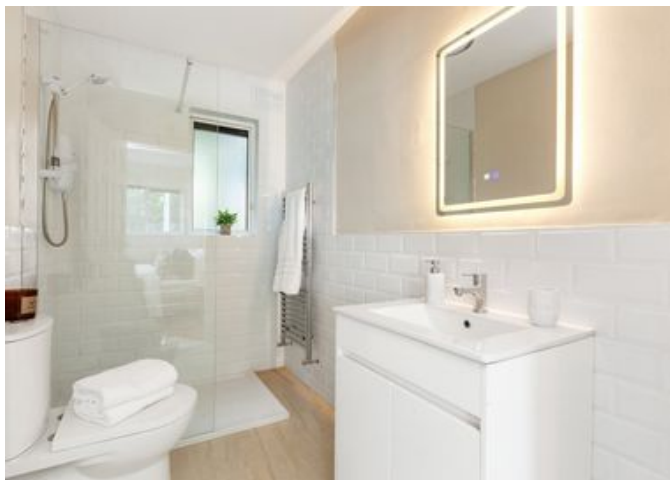








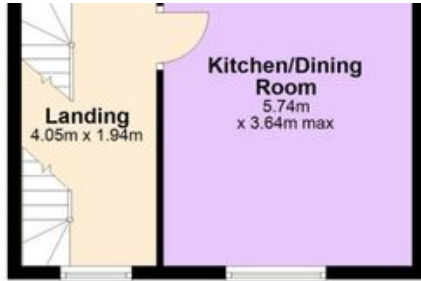






# Floor plan

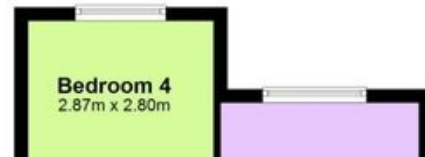
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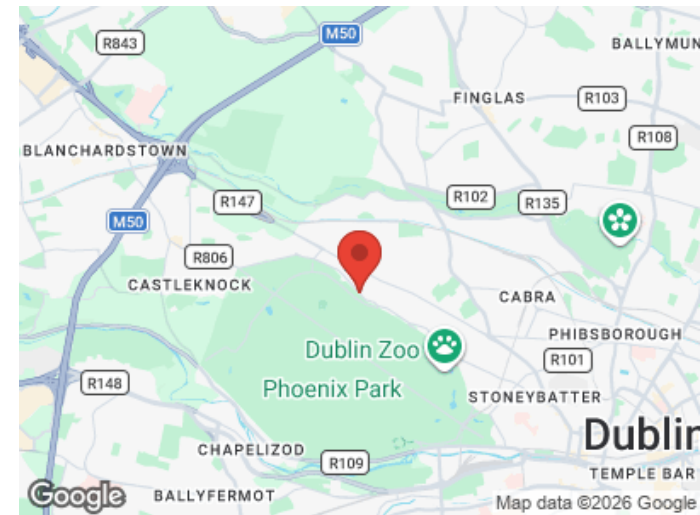
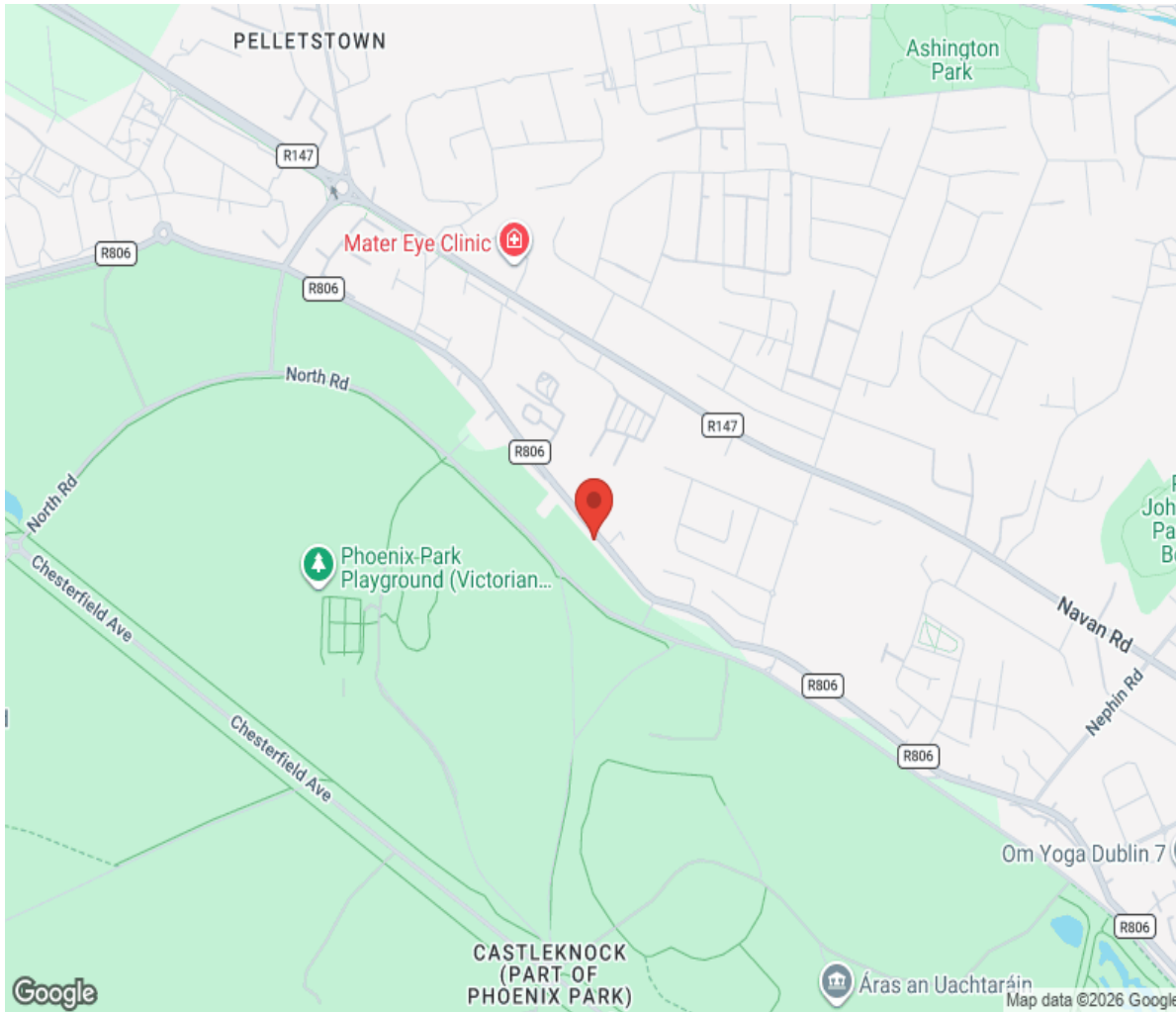
**Ground Floor**



**Second Floor**



# Location



# Hamptons

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