



20 Cedar Square, Grove Avenue,  
Blackrock, Co. Dublin

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

BER **D2**

# For Sale by Private Treaty

Hunters Estate Agent are delighted to present this superb, entirely renovated, three bedroom end of terrace townhouse (80 sq m/ 861 sq ft). Set in this exclusive gated development of only twenty properties 20 Cedar Square offers the discerning purchaser the chance to secure a turnkey home or investment in the heart of Blackrock. The property has been totally upgraded by the current owner and now provides a turnkey opportunity for both investors and owner occupiers alike. Throughout the property no expense has been spared to produce a high quality finish. Surrounded by mature communal gardens laid out in a pleasing mix of hedging and grass this low maintenance property has the added benefit of secure designated parking.

Upon entering No.20 one is greeted by a bright hall opening into a large well equipped kitchen area with brand new wall and floor units, a granite counter top, a breakfast bar and crema marfil honed marble floor throughout. The light filled living area benefits from generous proportions and a fireplace as its focal point and opens onto a private patio leading to the garden with a storage shed. Rising to the first floor one finds three spacious double bedrooms all with built in storage and a family bathroom.

Cedar Square is located in one of the city's most sought after suburbs close to a host of amenities. The property has the great advantage of being but a short walk away from Blackrock Village with its two shopping centres and numerous boutiques and restaurants. For the discerning parent there is excellent selection of primary and secondary schools close by to include Blackrock College, St. Andrew's College, Carysfort National School and Sion Hill to name but a few. Smurfit Graduate Business School is also close by. Both Carysfort and Blackrock parks are easily accessible. The area also has the advantage of excellent transport links with easy access to the Dart, N11 and QBC.

## SPECIAL FEATURES

- » New built-in kitchen units with granite worktop.
- » Crema Marfil honed marble floor throughout the ground floor.
- » New internal doors and ironmongery throughout.
- » New carpets on stairs, landing and all bedrooms.
- » New doors and handles on all built-in wardrobes.
- » New toilet and whb with vanity unit in bathroom.
- » New Crema Marfil polished marble floor and walls in bathroom
- » Rear shed plumbed for washing machine/tumble dryer.



# ACCOMMODATION

## ENTRANCE HALL

1.2m (3'94) x 4.07m (13'35)

Crema Marfil Marble floors, ATC radiator, fuse board, recessed lighting, frosted glass panel opening to kitchen, door to kitchen, stairs to first floor with beige carpet

## KITCHEN AREA

3.06m (10'04) x 5.03m (16'50)

Bay window, built in cream wall and floor units, granite worktop and breakfast bar, stainless steel under mounted sink with swan neck mixer tap, stainless steel extractor fan, Samsung oven, candy microwave, Indesit dishwasher, Hot-point 50/50 fridge freezer, Crema Marfil marble floor, recessed lighting, wine rack, door to under stairs storage

## LIVING AREA

4.55m (14'93) x 4.07m (13'35)

Cream Marfil marble floor, white painted fire surround, cast iron insert and slate hearth, ceiling light with shade, 2 x wall mounted ATC radiators, door to terrace

## LANDING

3.52m (11'55) x 1.8m (5'91) (max.)

Decorative ceiling light, access to attic space, door to hot press with insulated immersion tank and timer.

## MASTER BEDROOM

2.76m (9'06) x 4.1m (13'45) (max.)

Carpet, built in mirrored Sliderobes, ATC radiator, ceiling light with shade, TV point

## BEDROOM 2

1.97m (6'46) x 4.72m (15'49)

Carpet, built in wardrobe, ATC radiator, ceiling light with shade

## BEDROOM 3

2.04m (6'69) x 3.68m (12'07)

Carpet, built in wardrobe, ATC radiator

## BATHROOM

2.2m (7'22) x 2.04m (6'69)

Crema Marfil marble floor and walls, W.C., wash hand basin with mixer tap and vanity unit, large mirror, chrome towel rail, ceiling light with shade, Triton T90XR shower, glass screen, bath

## OUTSIDE

## TERRACE

3.25m (10'66) x 2.7m (8'86)

Opening onto communal gardens. One designated car space. Access to: -

## STORAGE SHED

1.2m (3'94) x 2.8m (9'19)

Plumbed for washing machine/tumble dryer.



## MANAGEMENT DETAILS

WYSE Property Management  
01 647 0600

Service Charge:  
€1,189.10 per annum

## BER DETAILS

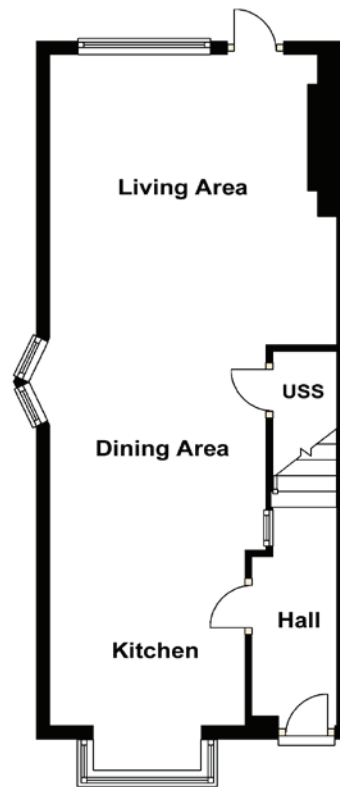
BER: D2  
BER number: 106313380  
Energy Performance Indicator:  
274.05 kWh/m<sup>2</sup>/yr

## DIRECTIONS

Coming from Blackrock Village take a left turn on to Mount Merrion Avenue. Take a left turn onto Grove Avenue and proceed through cross junction of Avoca Avenue. Continue straight and Cedar Square is located just off Linden Grove and entered via security gates on the right.

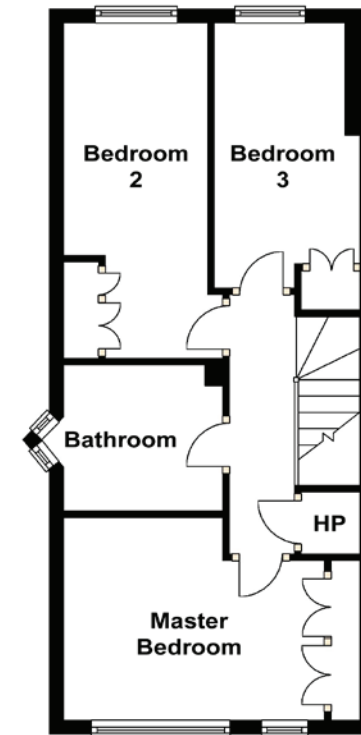
## VIEWINGS

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640.



**GROUND FLOOR PLAN**

Not to scale. For identification purposes only.



**FIRST FLOOR PLAN**

Not to scale. For identification purposes only.



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ESTATE AGENT

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