

FOR SALE BY PRIVATE TREATY



**5 BROOKLAWN AVENUE,
NEWTOWN PARK AVENUE,
BLACKROCK,
COUNTY DUBLIN.**

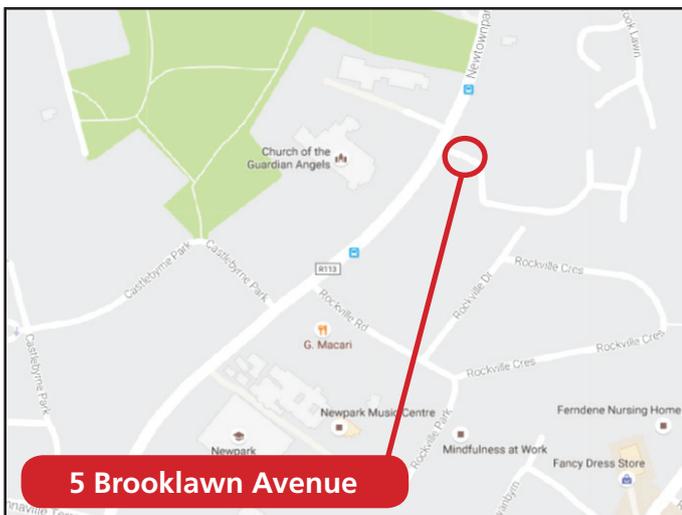
DESCRIPTION

Owen Reilly is delighted to present this wonderful two bedroom townhouse which has been newly refurbished to the very highest of standards to include a new bathroom, kitchen and guest w/c. Number five is ideally situated in a mature, small cul de sac development in the heart of Blackrock convenient to a host of amenities. The spacious interior is presented in turn-key condition and comprises a tiled entrance hall leading into the living room with patio access to the rear. The fully renovated kitchen is situated off the living room. There is also a downstairs w/c with cleverly designed storage space under the stairs. The upper level has two double bedrooms, main bathroom and access to the attic which has additional storage. To front there is a designated parking space in the communal gardens and an attractive patio garden to rear.

This lovely home is suited to first time buyers or buyers trading down seeking to live in a long established neighbourhood with a host of amenities nearby. Must be viewed to be appreciated.

LOCATION

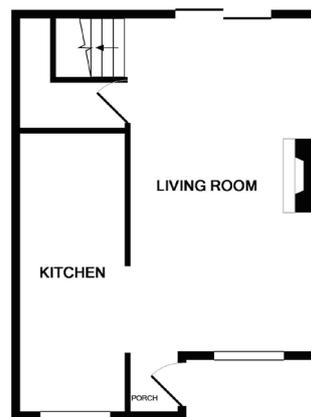
Brooklawn Avenue is exceptionally well located within walking distance of all that Blackrock has to offer with its ambient cosmopolitan atmosphere



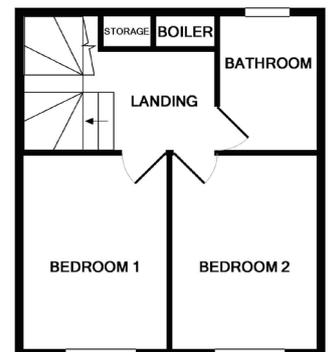
including shopping centres, restaurants, bars, schools and park areas. It also benefits from excellent transportation links including QBC, N11 and DART. Some of Dublin's finest schools and colleges are also conveniently situated close by including UCD, Blackrock and Sion Hill. Other nearby attractions include Dun Laoghaire harbour with its yacht clubs, marina, piers and coastal walks.

SPECIAL FEATURES

- Freehold Title
- Newly refurbished
- Light filled interior
- Two double bedrooms
- Stylish bathroom
- Ample Storage
- Assigned car parking space
- New kitchen
- Excellent location
- Gas fired central heating
- Ample attic storage space
- Resident's Run Management Company €680 per annum.



GROUND FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.7 SQ.M.)

ACCOMMODATION

Entrance hall (2.05m x 0.93m)

Tiled floor, recessed lighting and alarm.

Living room (5.91m x 3.15m)

Bright, dual aspect space with access to private patio to rear, timber flooring, open fireplace and recessed lighting.

Downstairs w/c with storage (1.96m x 1.87m)

Tiled floor, w/c, whb and shelving.

Kitchen (4.94m x 1.78m)

Front facing with tiled floor, splash back tiling, solid worktops, Zanussi oven and hob, fridge, extractor fan and washer/dryer.

Bedroom 1 (3.4m x 2.52)

Double bedroom with carpet flooring and sliding wardrobes.

Bedroom 2 (3.47m x 2.48m)

Double bedroom with carpet flooring and sliding wardrobes.

Bathroom (2.44m x 1.68m)

Stylish bathroom with tiled floor, heated towel rail, mira shower, w/c, whb and downlighters.



owenreilly

property consultants

VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Angela McCabe

FLOOR AREA

c. 64 sq. m.

BER RATING

D1



Everything we touch turns to...

ALL ENQUIRIES

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