

7 THE MEADOWS

Meadow Close, Blackrock, Co. Dublin

FOR SALE



7 THE MEADOWS

No. 7 The Meadows is a lovely 3-bedroomed terraced home, measuring approx. 107 sq. m / 1,151 sq. ft laid out over two floors, situated on a quiet residential road off Newtownpark Avenue, within walking distance of Blackrock Village.

Immaculately presented, the property is entered from the road into a low walled garden, providing off street parking. The entrance door opens into a bright spacious hallway, to the right is the living room facing the front garden with stone heart surround and gas coal effect fire inset and solid timber floor.









ACCOMMODATION

Interconnecting half glazed doors lead to the open plan kitchen / dining room to the rear, which may also be accessed from the hallway. The kitchen is modern in style with white shaker style wall and floor units and black quartz counter, has various integrated appliances to include, electric oven and hob and fridge freezer, washer/dryer and is complemented by a large neutral ceramic floor tile. Patio French doors lead to the rear low maintenance garden, perfect for al fresco dining. A guest bathroom completes the accommodation on this level.

The first floor has three bedrooms, the main is to rear and benefits from an en-suite, there are two further bedrooms, one has jack and jill style access to the main family bathroom, which is fully tiled with bath and stand in electric shower. All bedrooms have fitted wardrobes.



GARDENS • LOCATION • FEATURES

Outside the front garden is laid in decorative gravel and paving, with landscaped border planted with bay trees and provides parking for one car. The private rear garden is low maintenance, laid with artificial grass, and planted landscaped borders, a beautiful granite wall plays backdrop to the space.

The location of The Meadows 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.

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.

There are excellent schools and colleges in the immediate area to include Blackrock College, Willow Park School, St Andrew's College, Sion Hill to name but a few. UCD and Smurfit Business School are also within easy reach.

LOCATION MAP

Click below to view the location map for 7 The Meadows



VIDEO

Click link below to view virtual tour



SIZE

107 sq. m / 1,151 sq. ft. Approx.

BER

BER: C1

BER No: 106792567

Energy Performance Indicator: 174.36 kWh/m²/yr

FEATURES

- Double glazed windows throughout
- Security Alarm
- Gas fired central heating
- Off-street parking
- Low maintenance rear garden



VIEWING

By appointment with Knight Frank.

CONTACT



Annemarie Murphy

Senior Sales Advisor
ASCSI / ARICS

E: annemarie.murphy@ie.knightfrank.com



Peter Kenny

Director of PrimeResidential
MSCSI / MRICS

E: peter.kenny@ie.knightfrank.com

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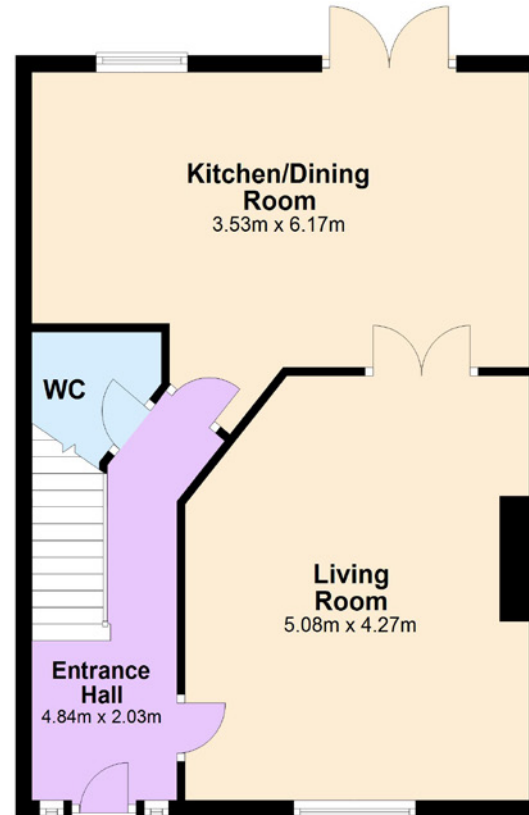
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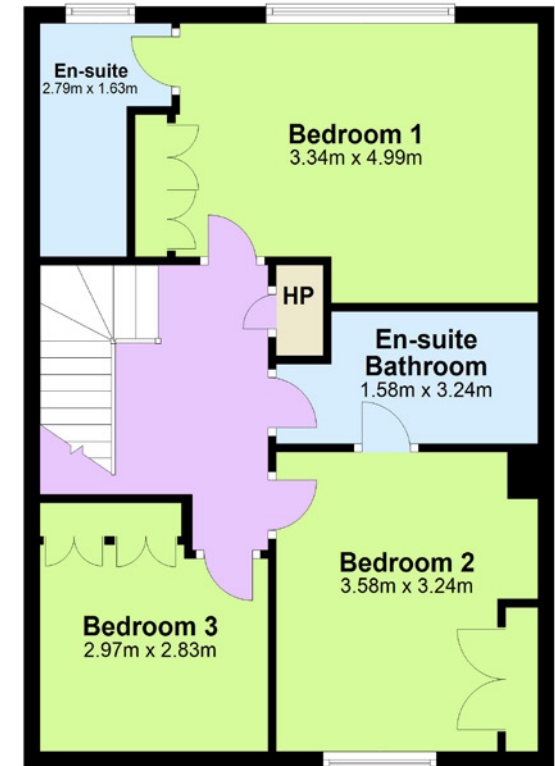
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FLOOR PLANS

Ground Floor



First Floor



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



20-21 Upper Pembroke Street,
Dublin 2

Tel: +353 1 634 2466

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