

we'll take you home

vincent  
**FINNEGAN**

For Sale by Private Treaty  
**€265,000**

Apt 5, 3 Proby Square, Rockfield, Blackrock, Co. Dublin

Top floor apartment with two bedrooms within a stroll of the heart of Blackrock village and across the road from UCD Smurfit Business School Campus. Situated in a low density mature residential area, it was originally part of an Edwardian period house built c.1900 that was converted into apartments c. 2001. This beautifully presented apartment extends to approximately 52m<sup>2</sup>/560ft<sup>2</sup> with accommodation comprising an entrance hallway opening into an open plan living room and kitchen with high ceilings, two bedrooms and a bathroom. A feature of this property is the uninterrupted views of the Dublin mountains. There is ample communal parking.

Viewing is highly recommended.



TELEPHONE: 01 298 4695

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

## FEATURES:

- SUPERB MATURE RESIDENTIAL LOCATION SITUATED OFF CARYSFORT AVENUE
  - TOP FLOOR TWO-BEDROOM APARTMENT
    - DOUBLE GLAZED WINDOWS
      - OPEN FIREPLACE
    - PRIVATE COMMUNAL PARKING
    - SECLUDED YET CENTRAL SETTING
    - VERY CLOSE TO LOCAL MEDICAL CLINIC
    - CLOSE TO UCD SMURFIT BUSINESS COLLEGE
  - SHORT WALK TO THE BLACKROCK DART AND QBC
    - KITCHEN APPLIANCES INCLUDED IN THE SALE
      - NEWLY DECORATED

## DETAILS OF ACCOMMODATION:

### ENTRANCE HALLWAY:

(7.30m x 1.58m) Bright and spacious with hardwood flooring. Storage/Cloaks closet.

### LIVING ROOM:

(5.49m x 3.47m) Feature bay window, recess lighting, eaves storage, electric storage heaters, open plan leading to -

### KITCHEN:

(3.80m x 2.18m) Fully fitted modern kitchen with comprehensive range of wall and base units, feature island countertop, integrated oven/grill, ceramic hob, stainless steel extractor hood, integrated dishwasher and washer/dryer, recess lights.

### BEDROOM 1:

(3.26m x 2.91m) Feature bay window, fitted double wardrobes, recess lighting, fitted venetian blind.

### BEDROOM 2:

(2.86m x 2.58m) Recess lights, fitted shelf.

### BATHROOM:

Shower, wc, cabinet whb, mirrored vanity unit, fitted wall mirror, tiled floor and partly tiled walls, electric fan heater, access to attic.

### OUTSIDE:

This property is off the main road and the parking is very close by. There is a private gate entrance.

BER: G

MANAGEMENT FEE: Approx €1,300 pa

ASKING PRICE: €265,000

NEGOTIATOR: Robert Finnegan  
087 258 6144  
robert@finnegan.ie





Plans not to scale, for identification purposes only



Proby Square is a mature residential enclave of homes within a short stroll to Blackrock village. Within striking distance is a range of seaside walks, popular restaurants, cafes and excellent shopping facilities. There are excellent schools and colleges nearby with Carysfort National School and UCD Smurfit just across the road. The DART at Blackrock station provides easy access to the City Centre and beyond while there are several local bus services that make the city easily accessible.

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Dundrum,  
Dublin 14.

8 Anglesea Buildings,  
Upper Georges Street,  
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