

For Sale

Asking Price: €785,000



27 Westfield, Sion Hill, Rock Road,
Blackrock, Co. Dublin, A94 WD66



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BER C1



Sherry FitzGerald is delighted to bring number 27 Westfield to the market. A spacious bright well-appointed three-bedroom duplex with a superb large main reception with private south facing terrace all positioned in the highly sought after development of Sion Hill.

The bright spacious well laid out accommodation totalling approx. 104sq.m briefly comprises entrance hall, guest w.c, large main living/dining which opens out onto the private westerly facing terrace, kitchen to the front, three double bedrooms, master en-suite and main bathroom. There is also attic storage via a Stira stairs from the landing.

The location is second to none with the cosmopolitan village of Blackrock on your doorstep. The Dart station in Blackrock is approximately a five-minute walk as is every conceivable amenity including restaurants, Blackrock Shopping Centre, The Frascati Centre and numerous top-class schools. Blackrock Park is located opposite the development with lovely sea views, ideal for leisurely strolls.

Westfield is located in a beautiful setting just opposite Blackrock Park entered through a security barrier with manicured lawns mature shrubbery, and colourful flowers decorating the entrance. Blackrock Village and the seafront are within a short stroll. Blackrock Park is located opposite the development with lovely sea views, ideal for leisurely strolls. This property is also surrounded by several highly regarded primary and secondary schools, such as Sion Hill, St. Andrew's College, Willow Park, and Blackrock College.

Viewing comes highly recommended.

SPECIAL FEATURES

- Very attractive duplex property
- Measuring 104sq.m. / 1119sq.ft. approx.
- Southerly aspect private terrace
- Recently installed McMahon and Nagle windows and doors
- Three double bedrooms
- Private outlook to the front and rear
- External storage shed
- Communal parking
- Service Charge €2,200

ACCOMMODATION

Entrance Hall With laminate flooring, ceiling coving, centre rose, dado rail, enclosed fuse box, door to;

Guest WC With tiled floor, wc, wash hand basin, with tiled splash back, extractor fan

Open plan Living/Dining Room With double panel doors opening in: Large dual aspect room with laminate flooring, ceiling coving, centre roses, fine marble fireplace with slate inset and slate and marble hearth. Flooded in natural southerly light with double folding patio doors opening on to a private paved terrace with an enviable southerly aspect which is totally private and not overlooked.

Kitchen With large picture window overlooking the front, tiled floor, centre rose, fitted kitchen with wall & base units, display cabinets, wine rack, tiled splash backs, one and a half bowl sink, four ring Zanussi electric hob with extractor over, integrated Belling double oven, Beko washing machine, Powerpoint dishwasher, integrated fridge freezer

Landing With dado rail, hatch to attic and door to shelved hot press with timed immersion

Bedroom 1 Large double bedroom with dual south facing windows overlooking the rear, excellent range of fitted wardrobes and drawers, door to

En-Suite Bathroom 1 With tiled floor, partially tiled walls, fitted mirror with tiled surround, bath with shower attachment, wc, wash hand basin, Dimplex heater, Velux rooflight

Bedroom 2 Large double bedroom with window overlooking the communal grounds, excellent range of fitted wardrobes

Bedroom 3 Double bedroom with window overlooking the communal grounds and an excellent range of fitted wardrobes

Bathroom With tiled walls and floors, corner bath with telephone attachment, wc, wash hand basin, bidet, fitted mirror, Dimplex heater, Velux roof light

GARDEN

Terrace 1.38m x 4.51m (4'6" x 14'10")

Accessed via the living / dining room, with paved flooring, southerly aspect, immensely private and not overlooked in any way a lovely space for dining al fresco or enjoying the all day sun.

The Sion Hill development has lovely communal grounds and private resident parking all behind a secure barrier.

BER

BER C1, BER No. 119342541

Energy Performance Indicator: 168.5 kWh/m²/yr



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