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For Sale

Asking Price: €445,000

Sherry
FitzGerald

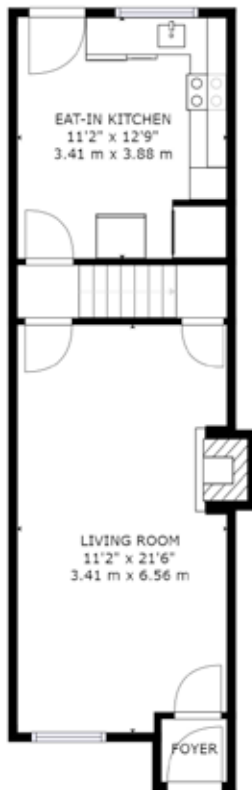


32 Windsor Court,
Stradbroke Road, Blackrock, Co. Dublin

BER C2

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Layout of
Ground Floor



Layout of
First Floor



Windsor Court is a highly sought after residential enclave of just 32 homes, situated just off Stradbroke road close to Blackrock and Monkstown villages. This fantastic property is ideally positioned within the development, tucked away in a secluded corner whilst enjoying a lovely outlook over the landscaped communal grounds. The property has been lovingly maintained and tastefully upgraded by the current owner boasting soft neutral tones throughout. No.32 now comes to the market in very good decorative order throughout.

Measuring an excellently proportioned 80sq.m (approx.), this charming and deceptively spacious two bedroom end of terrace home offers bright and well-appointed accommodation throughout. Upon entering, one is instantly greeted by a great sense of warmth, space and light. The ground floor comprises entrance porch, a spacious living room to the front and a kitchen/breakfast room to the back which provides access to the rear garden. Rising upstairs there are two double bedrooms and a study that is currently set up as a third bedroom. The generous main bathroom completes the accommodation. This wonderful home is further enhanced by the secluded and maintenance free rear garden, perfect for sitting out in the finer weather. There is a sizeable side passage leading to the front and within the development is communal parking.

Residents of Windsor Court enjoy a mature setting, ideally positioned with all the amenities Blackrock and Monkstown have to offer including a variety of shops, cafes, pubs and restaurants. The nearby coast also offers lovely seafront walks. There are several highly regarded schools close by including Rockford Manor Girls school, CBC Monkstown, Blackrock College, Scoil Lorcaín and Carysfort National school to name but a few. Nearby transport links include the DART as well as several Dublin bus routes which provide easy access to the city centre and beyond. All in all, no. 32 offers a fantastic opportunity to acquire a superb property in an un-beatable location.



ACCOMMODATION

Floor Area 80sq.m. 861sq.ft. approx.

Entrance Porch: Tiled floor

Living Room: Hard wood flooring, wood burning stove and wall mounted lights. TV point and access to understairs storage

Inner Hall: Carpet with stairs leading upstairs

Kitchen/ Breakfast Room: Terracotta tiled floor, white kitchen units with tiled splashback and lots of counter space. Provision for electric oven, washing machine, dishwasher and fridge/freezer.

Landing: Access to shelved hot press

Bedroom 1: Double bedroom to the front with carpet floor and built in wardrobes

Bedroom 2: Double bedroom to the back with semi-solid wood floor and built in wardrobes

Study: With skylight, versatile space but currently set up as a single bedroom. Carpet floor and built in shelving

Bathroom: With skylight, tiled wall, wc, wash hand basin, shower with electric unit and heated towel rail

GARDEN

To the front is the well maintained communal grounds boasting mature shrubbery, trees and lawned areas. The private rear garden is low maintenance and fully enclosed. There is also side access linking the front of the house to the back.

SPECIAL FEATURES

- Two bedroom end of terrace home
- Study room on the first floor
- Nicely proportioned accommodation
- Lovingly maintained & tastefully upgraded interior
- Resident parking within the development
- Quiet and leafy residential enclave
- Pedestrian side access
- Well maintained communal grounds
- Prime location near Blackrock and Monkstown
- Gas Fired Central Heating
- Wood burning stove
- Double glazing throughout
- Excellent public transport links close by
- Management Fee €664 per annum approx.

BER

BER C2,

BER No. 111576625

Energy Performance Indicator: 197.93 kWh/m²/yr.

