

FOR SALE BY PRIVATE TREATY

# 5 BROCK HALL

BROCKS LANE, YORK ROAD, DUN LAOGHAIRE A96 AR27

Asking Price

€375,000



**Tom  
O'Higgins**  
ESTATE AGENT

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## 2 Bed – 2 Bath

77sqm / 828 sqft

**ASKING PRICE €375,000**

Situated just off York Road, a short stroll from Dun Laoghaire Pier, Dart and town centre, Brock Hall is a superbly located property comprising 9 apartments with all the amenities Dun Laoghaire has to offer right on its doorstep.

No. 5 is a bright and spacious apartment, extending to 77sqm / 828 sq ft. The accommodation comprises a reception hall, bathroom, an open plan kitchen / living room with a separate home office off that could also suit as guest bedroom or playroom. There are also two bedrooms, one with an ensuite and the main bathroom. The apartment benefits from two balconies, a smaller private balcony off the bedroom and a large decked balcony off the living room. There is one secure underground parking space.

A keynote feature of this property is its accessibility, with an excellent public transport network servicing the area including the 46a, 63, 111 and 7 bus routes all within a two-minute walk as well as Monkstown and Dun Laoghaire Dart Stations providing easy access to Dublin city and beyond.

### FEATURES

- Spacious apartment with flexible accommodation
- Excellent location
- Secure underground parking
- Gas fired central heating
- Two private balconies
- Close to bus and Dart
- Elevator
- Service charge 2024 €3,250
- Levy 2024 €1,687

### BER

C2 No. 105962385 181.45 kWh/m<sup>2</sup>/yr



# ACCOMMODATION

## Reception Hall

With video intercom, hot press and storage cupboard.

## Bedroom (1)

Double room with dual aspect. Carpet flooring. Fitted wardrobe.

## Ensuite

Tiled flooring, w.c., w.h.b. and shower.

## Bedroom (2)

With carpet flooring, fitted wardrobe and double doors to private balcony.

## Bathroom

Tiled flooring, w.c., w.h.b. and bath with overhead shower.

## Living Room

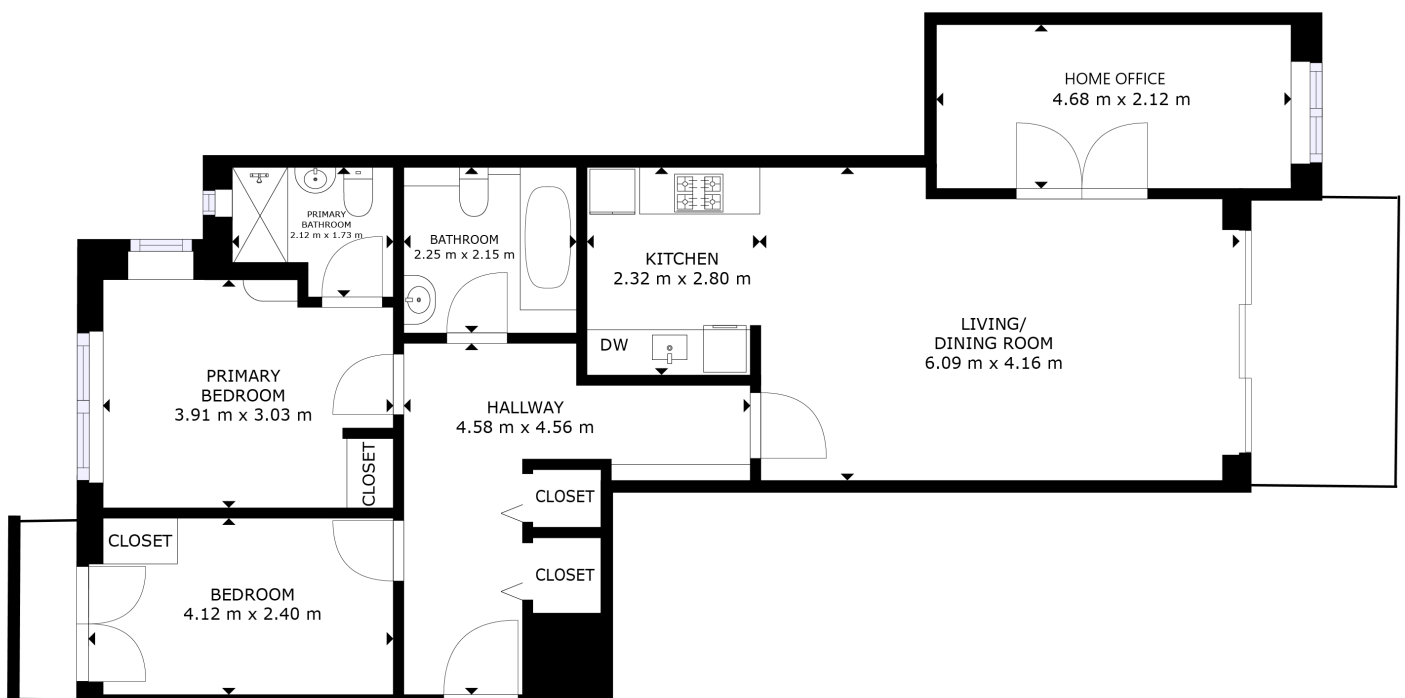
Bright living room with recessed lighting, laminate flooring and sliding doors to balcony.

## Kitchen

Fitted kitchen with glossy cupboards, granite work tops and integrated appliances.

## Home Office

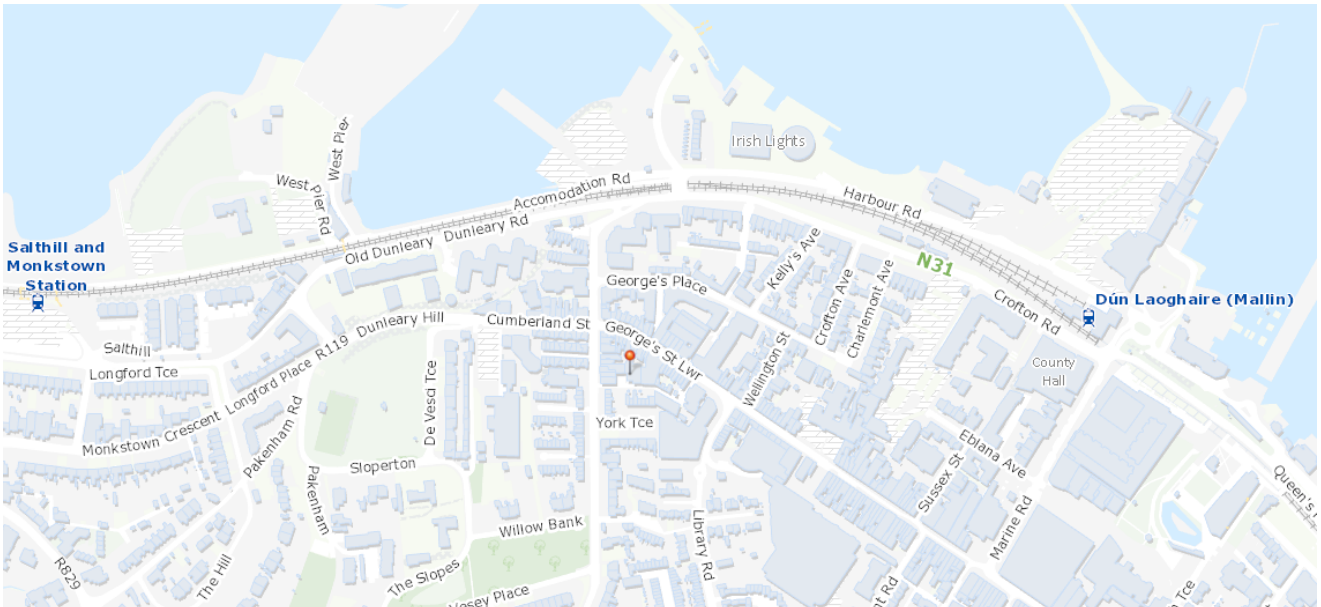
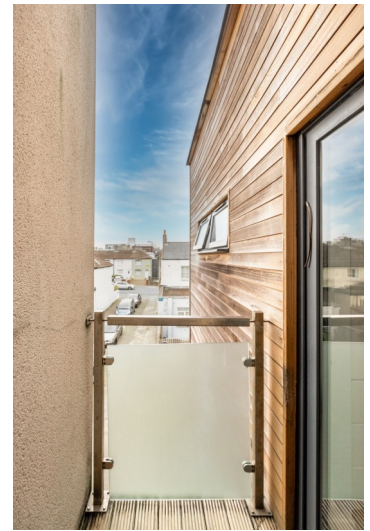
With double doors opening to the living room, this flexible space could also suit as a playroom or guest bedroom as needed.



NOT TO SCALE. FOR IDENTIFICATION ONLY.



APARTMENT 5, BROCK HALL



# Tom O'Higgins

ESTATE AGENT

Negotiator

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