



**Sherry
FitzGerald**

NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. Ordnance Survey Ireland Licence No AU0017706 Ordnance Survey Ireland and Government of Ireland. PSRA Registration No. 002183.

For Sale

Asking Price: €375,000

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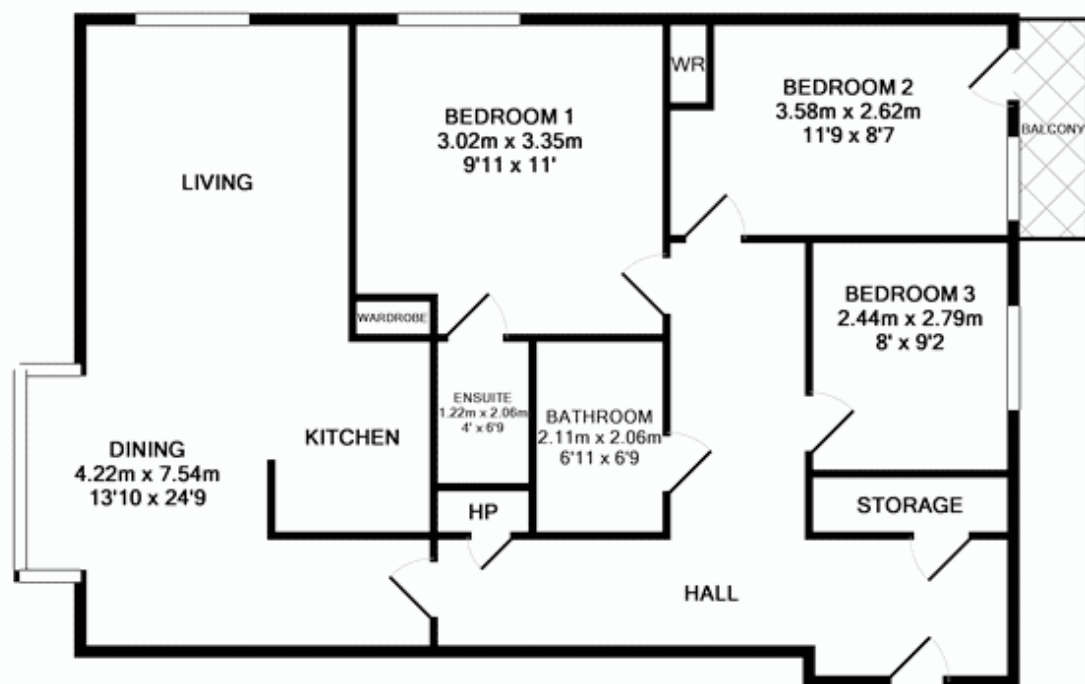


14 Frascati Hall,
Blackrock, Co. Dublin

BER D2

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Layout of
Apartment

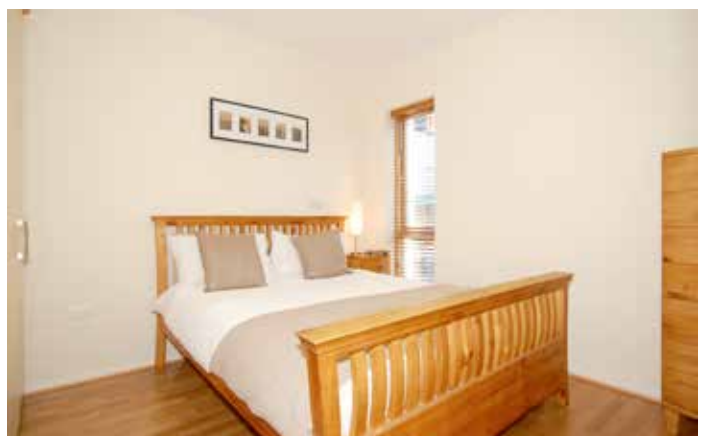


Sherry FitzGerald welcome you to Number 14 Frascati Hall, a superb contemporary first floor three bedroom apartment measuring an impressive 77.9sq.m / 839sq ft. approx. Situated in an exclusive development ideally located in the heart of fashionable Blackrock Village with its host of amenities including a large choice of restaurants and bars, excellent shopping facilities, picturesque seafront and easy access to the city centre and beyond via the DART and the N11.

Combining the space of a house with the convenience and security of apartment living, the generous accommodation is well arranged and has been finished to an exceptionally high standard with many stylish features. The open plan living area combines a feature kitchen/dining room with a superb selection of cream high gloss wall and floor units. There are two fine double bedrooms with master bathroom en suite and the second double room has a superb south balcony overlooking the landscaped grounds. The third bedroom is a large single room presently used as an office. A fine sized bathroom completes the accommodation. Additionally, there is underground car parking.

All in all this is a superb apartment for those who are looking for modern living in a fantastic location. Sure to appeal to first time buyers and those looking for an investment or trading down.

Beautiful landscaped gardens with water feature and seating area.



ACCOMMODATION

Floor Area 77.9 sq mtrs approx. = 839sq ft approx.

Entrance Hall: With recessed lighting, laminate floor, spacious store room and boiler room.

Kitchen: With laminate floor, fitted floor and wall units, under cabinet lighting, stone worktop, integrated Siemens appliances; oven and hob, dishwasher, washing machine and fridge/freezer, extractor fan, stainless steel splashback and stainless steel sink with drainer.

Living/Dining Room: Bright room with laminate floor, recessed lighting, box bay dining area, intercom, TV point and phone point.

Bedroom 1: Double bedroom with laminate floor, fitted wardrobes and TV point.

En-suite: With tiled floor, partly tiled walls, vanity unit, wall mounted mirror, step in shower, extractor fan, wash hand basin and w.c.

Bedroom 2: Double bedroom with laminate floor, fitted wardrobes, TV point and sliding doors to the balcony.

Bedroom 3: Single bedroom with laminate floor and TV point.

Bathroom: With tiled floor, partly tiled walls, skylight, vanity unit, wall mounted mirror, bath with overhead shower, extractor fan, wash hand basin and w.c.

GARDEN

The large balcony boasts an enviable southerly orientation and peaceful views across landscaped communal grounds. There is designated underground parking.

BER

BER D2,

BER No. 100137819

Energy Performance Indicator: 273.57 kWh/m2/yr

SERVICES

- Electric storage heating
- TV points
- Phone points

SPECIAL FEATURES

- Practical and well laid out accommodation
- Finished to the highest standard with many stylish features
- Superb landscaped gardens
- Two minute walk from Blackrock Village and DART
- Secure underground car parking
- 78sq.m (840sq.ft.)

