

For Sale

Asking Price: €495,000



57 The Pines, Rockford Manor, Stradbroke Road,
Blackrock, Co. Dublin A94 VE29



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57 The Pines



Set amidst 7 acres of beautifully manicured grounds, Rockford Manor is a highly regarded, mature Sorohan built development set behind electric gates just off Stradbrook Road. The development comprises a pleasant mix of both houses and apartments and is situated within easy reach of Blackrock, Monkstown and Dun Laoghaire.

57 The Pines is a bright and spacious first floor apartment offering a beautiful private setting overlooking the communal grounds to the rear. The property is presented in excellent decorative order throughout allowing a purchaser to literally walk in and hang their coat. This property it is bound to appeal to first-time buyers, investors or someone looking to right size to a more manageable home in a highly desirable and very convenient location in Blackrock.

Internally the accommodation comprises; entrance hall with excellent storage with a glazed panel door opening into a bright open plan living/dining room. This room has a beautiful private outlook over the wooded grounds to the rear and is not overlooked in any way. A large balcony is accessed from both here and the master bedroom. Off this open plan reception room is a very well fitted shaker style kitchen with granite worktops and integrated appliances. From the inner hall there are two well-proportioned bedrooms both with wardrobe provisions and the main bedroom availing of access to the balcony as well as an en-suite shower room. A family bathroom completes the internal accommodation.

Set behind security gates Rockford Manor offers its residents security, peacefulness and tranquillity with its well-maintained communal grounds. The development is situated within close

proximity of the hugely popular Villages of Blackrock and Monkstown as well as Dun Laoghaire Town Centre with their selection of shopping centres, trendy boutiques and coastal walks as well as highly regarded restaurants, cafes and coffee shops. Transport needs are well catered for with DART services close by and as well as regular bus services including the 46a right on the doorstep. Also nearby are an excellent selection of primary and secondary schools including CBC Junior and Senior School, Monkstown, Rockford Manor, Holly Park, Blackrock College, St. Andrews College & Loreto Foxrock to name but a few.

SPECIAL FEATURES

- Spacious well-proportioned first floor apartment
- 75sq.m.(807sq.ft)
- Immensely private outlook over the communal grounds
- Lift Access
- Secure surface level car parking
- Gated, secure development
- Close to local amenities
- Gas fired central heating
- Video intercom system
- Service charge c. €3,015 per annum
- Bike storage

ACCOMMODATION

Entrance Hall With solid timber floor, ceiling coving, video intercom, shelved hot press, shelved storage.

Inner Hall With solid timber floor, ceiling coving, glazed panel door opening into:

Living Area With solid timber floor, ceiling coving, recessed lighting, marble fireplace with marble inset and hearth and gas fire, window overlooking the mature communal grounds, glazed door to large private balcony overlooking the communal gardens.

Dining area With solid timber floor, ceiling coving and recessed lighting.

Kitchen Shaker style kitchen with granite worktops and tiled splashbacks, one and a half bowl sink unit, 5 ring gas hob with extractor over, Delmore oven, integrated Indesit dishwasher, integrated Beko fridge freezer, integrated Candy washing machine, gas heating controls.

Bedroom 1 With an excellent range of fitted wardrobes, drawers & lockers, ceiling coving, glazed double doors opening onto the balcony and door to:

En Suite Shower room With tiled floor, partially tiled walls, wc, wash hand basin, quadrant shower enclosure, & extractor fan.

Bedroom 2 With fitted wardrobes & drawers, ceiling coving and window overlooking the balcony & grounds.

Bathroom With tiled floor, partially tiled walls, wc, wash hand basin, bath with telephone attachment, fitted mirror, & extractor fan.

GARDEN

The property has a lovely private balcony which overlooks the communal gardens. There is bike storage and ample communal resident and visitor parking.

BER

BER C1, BER No. 111397113

Energy Performance Indicator: 162.31 kWh/m²/yr



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