

For Sale

Asking Price: €675,000



37 Stradbrook Lawn, Blackrock,
Co. Dublin, A94 P270

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BER D1





Stradbroom lawn is a small exclusive enclave just off the Stradbroom Road.

No 37 has been well maintained over the years and features a delightful west facing easy maintenance garden. It has a lovely downstairs layout and is sure to appeal to both young families and down sizers seeking a home in a central location.

Downstairs there is an entrance hall with window to the dining room which opens to the kitchen. There is a very spacious living room which spans the entire width of the property and has two doors leading to the rear garden.

Upstairs there are three double bedrooms, the main bedroom with a shower room ensuite and a family bathroom. All bedrooms have very good built-in wardrobes.

There is a lovely private low maintenance garden in two tiers, the lower level which is paved and ideal for dining al fresco with steps leading to the upper level, which is gravelled, but this could easily be turned into a lawned area. There are mature shrubs and trees, and it is the ideal location to relax and enjoy the lovely westerly orientation.

With the convenient location you are only a few minutes from the charming Village of Blackrock and Monkstown with their many shops, stylish boutiques, and café's. Also located close to excellent primary and secondary schools including St Andrews College, Blackrock College, Willow Park, ,CBC Monkstown, New Park, Guardian Angels and Holly Park and also UCD and Smurfit Business School. Transport links abound and include numerous bus routes and the DART.

SPECIAL FEATURES

- Gas fired central heating
- Double glazed hardwood windows
- Large private west facing garden
- Off street parking
- Quiet cul de sac location
- Close to Blackrock

ACCOMMODATION

Entrance Hall Bright entrance with wood flooring, ceiling coving, recessed lighting and glass panelled windows leading to kitchen.

Guest WC Tiled flooring, wash hand basin, wc and a round feature window.

Kitchen Open plan kitchen with dining area. Part wood flooring and part tiled floor in kitchen area. Extensive range of wall and floor units, tiled splashback. Washing machine, dishwasher, Electric hob and oven, fridge, and integrated freezer. Dual aspect windows with large attractive box bay window to the front overlooking green space and planting. Door to side passage.

Living Room Large bright living room with double doors and a single door leading to the garden. Marble fireplace with coal effect gas fire. Carpet flooring and ceiling coving.

Bedroom 1 Double bedroom, carpet flooring, built in wardrobes, ceiling coving, window to the front of the house. En suite bathroom.

Ensuite Floor to ceiling tiles, wash hand basin, WC, round feature window, stand in shower.

Bedroom 2 Double bedroom with carpet flooring, fitted wardrobes and window overlooking garden.

Bedroom 3 Double bedroom with carpet flooring, fitted wardrobe and window overlooking garden.

Bathroom Family bathroom, fully tiled with bath, wash hand basin and mirror over with shaving light, radiator, wc and window.

GARDEN

Spacious easily maintained and private west facing garden, large, paved patio leading up to higher level landscaped garden with mature planting.

BER

BER D1, BER No. 113225429

Energy Performance Indicator: 249.02 kWh/m²/yr



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