



6 Ralph Mews,
Blackrock,
Co. Dublin.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to present this very spacious and ideally located 76 sq m/ 827 sq ft 2 bedroom townhouse to the market. 6 Ralph Mews is a bright and well proportioned property nestled in this exclusive small gated development of 10 houses off Newtownpark Avenue. The property has been tastefully remodelled and redecorated by the present owners and is set amidst communal gardens and benefits from an abundance of parking. This property will prove most attractive to the discerning purchaser, both those wishing to trade down, investors and first time buyers alike.

The mews is well laid out downstairs with an open plan living/dining room with access to a shared courtyard and a separate kitchen. Rising to the first floor one finds a large master bedroom, a spacious second double bedroom and a very large bathroom.

Located on Newtownpark Avenue this excellent small development is ideally positioned close to a host of amenities and an array of bijou shops and eateries a short walk from Blackrock village and close by in Monkstown or Stillorgan. There are excellent transport links with the N11/ M50. Easy access to DART and LUAS through the 114 connection bus and many bus routes including the 46E easily accessible.

SPECIAL FEATURES

- Presented in excellent order
- Private, gated development
- Prime Blackrock location
- Convenient to a host of excellent transport links
- Remodelled and redecorated
- Burglar alarm
- Audio intercom
- Double glazed Rational windows
- Gas fired central heating
- Ample secure parking
- Communal courtyard
- The fitted carpets, curtains, blinds, light fittings and kitchen appliances as listed are included in the sale

ACCOMMODATION

ENTRANCE HALL 2.09m(6'10") x 1.60m(5'3") Feature leaded stained glass. Solid oak floor. alarm control panel and intercom system to entrance security gates opening into:-

LOUNGE/ DINING ROOM 5.85m(19'2") x 5.40m(17'9") max measurement Attractive oak fireplace with slate inset and slate hearth incorporating an electric fire. Understairs storage. Access via a patio door to the courtyard.

KITCHEN Range of fitted units incorporating illuminated worktop areas with tiled surround and a stainless steel sink unit. Quality appliances incorporating a Neward gas cooker, Indesit washing machine and dryer, Tricity Bendix dishwasher and Candy fridge.

STAIRCASE TO FIRST FLOOR



LANDING 2.85m(9'4") x 2.65m(8'8") Walk in hotpress. Access to a spacious attic providing generous storage.

BEDROOM 1 4.03m(13'3") x 3.46m(11'4") Floor to ceiling double fitted wardrobes and vanity unit with pleasant outlook over communal landscaped gardens.

BEDROOM 2 3.03m(9'11") x 2.83m(9'3") Floor to ceiling double fitted wardrobes with pleasant outlook over communal landscaped gardens.

BATHROOM 4.05m(13'3") x 1.75m(5'9") White suite incorporating a corner jacuzzi bath with shower attachment, pedestal wash hand basin with tiled splashback, wall mirror, light/shaver unit, medicine cabinet and W.C.





BER DETAILS

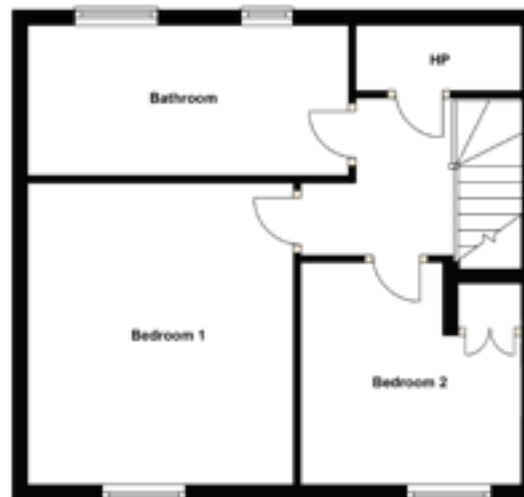
BER Rating: C3

BER Number: 100173590

Energy Performance Indicator: 223.74 kWh/m²/yr

MANAGEMENT FEE

Managed by Professional Property Services. Service charge is €1,260 per annum. Bins are not included in this charge.



FLOOR PLANS

Not to scale

For identification purposes only.

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Terms and Conditions

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