



BER F

11 Stradbroom Park, Blackrock, Co. Dublin A94EY43

72 sq.m

DNG Rock Road

Blackrock, Co. Dublin

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Negotiator:

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PSL 002049



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DOUGLAS NEWMAN GOOD

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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11 Stradbroom Park is a charming c. 72 sq.m 3 bed terraced cottage which is set in a quiet cul de sac off Stradbroom Road and within a stones throw of Blackrock and Monkstown villages as well as the DART. Of particular note is the magnificent c. 93 ft. long south facing rear garden and the potential it offers to further extend the existing accommodation as many of the neighbours have done (stpp).

The location is excellent, with every conceivable amenity within easy reach. Blackrock and Monkstown Villages with their host of shops and restaurants are both within walking distance as is the coastline.

Many of Dublin's finest schools and colleges are close by including St. Andrew's College, Blackrock College and CBC Monkstown to name but a few. Public transport is extremely well catered for with the DART at Seapoint and Blackrock as well as an excellent bus service along the Rock Road and the Quality Bus Corridor located on the nearby Stillorgan Road.

The accommodation has been well maintained and briefly comprises; Entrance hallway leading to the living room with the master bedroom off, kitchen/breakfast room, inner hall, shower room, walk in hot press and the two single bedrooms.

To the front of the property there is hedging, a lawn and a vehicle entrance leading to the off street parking space. There is also ample on street parking.

The impressive c. 93 ft. long southerly rear garden is laid to lawn and offers ample scope to extend (stpp).

Accommodation

Entrance Hall - 6.10m x 1.73m (Max measurement)

Wood floor, recessed lighting, hatch to attic, large walk in hot press and accommodation off.

Living Room - 3.39m x 4.34m

Front facing reception room with wood floor, feature fire place with gas inset, tv point and master bedroom off.

Kitchen/Breakfast Room - 5.36m x 2.22m

Rear facing with recessed lighting, floor and eye level storage units, Beko Fridge Freezer, Indesit washing machine, tiled splash back, stainless steel sink and cooker.

Bedroom 1 - 4.32m x 2.95m

Large front facing double bedroom. Phone point.

Bedroom 2 - 2.11m x 2.55m

Front facing.

Bedroom 3 - 2.53m x 2.11m

Rear facing.

Hot Press - 1.51m x 0.85m - Shelved

Hall - 2.02m x 0.95m

Wood floor, door to rear garden and shower room off.

Shower Room - 1.99m x 1.91m

Tiled, wc, whb, shower cubicle with Triton T90 power shower.

Outside

The front garden is bordered by hedging with a lawn as well as an off street parking space for one car.

The superb south facing back garden is c. 93 ft long and is mainly laid to lawn with flower beds and a yard which benefits from both a wooden shed and a solid built storage shed.

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BER No. 111934642

Energy Performance Indicator: 428.22 kWh/m²/yr



Features

- Quaint terraced three bed cottage c. 72 sq.m
- Impressive c. 93 ft. long south facing rear garden
- Massive potential to extend and renovate subject to planning permission
- Quiet cul de sac location off the Stradbroom Road
- Gas fired central heating
- One off street parking space as well as ample on street parking
- Close to all amenities at the near by villages of Blackrock and Monkstown
- Superb transport facilities with the DART and multiple bus routes nearby



Viewing By Appointment

