

For Sale

Asking Price: €795,000

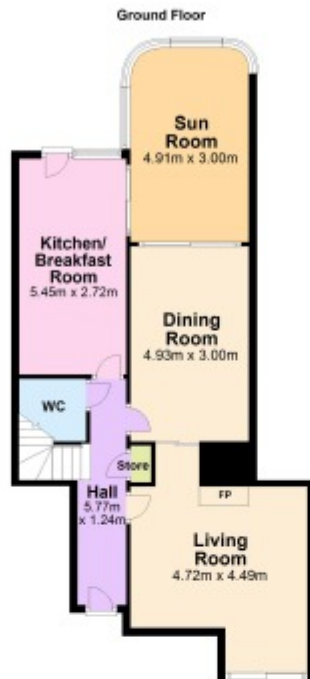


15 Brooklawn, Mount Merrion Avenue,
Blackrock, Co. Dublin, A94 A5X9

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BER D1





Brooklawn is a delightful, quiet enclave of houses situated just off Mount Merrion Avenue, within striking distance of Blackrock village. No. 15 is a fine three bedroomed, mid-terrace home which has been well maintained.

This attractive residence is situated towards the front of this highly sought after cul de sac close to excellent shopping facilities, cafes, bars and restaurants.

This property has been designed with modern-day living in mind and presents a wonderful balance between living and bedroom accommodation. The ground floor comprises a welcoming entrance hall, two spacious reception rooms, a living room to the front and a dining room to the rear. A large kitchen breakfast room with access to the garden with a sunroom which also has access to the rear garden. A guest wc, completes the ground floor accommodation.

On the first floor there are two double bedrooms, the main with en-suite shower room and a good range of built in wardrobes and there is access to a small balcony. A further double room, a generous single bedroom and a family shower room.

The rear garden is a lovely space to relax, boarded by mature shrubbery and flower beds, it is paved for easy maintenance and ideal for enjoying the sun and dining alfresco. The garden also has a sizeable garden shed which is perfect for storage. There is also off-street parking to the front of the property with a little lawned area with some flowers and shrubs.

Situated close heart of Blackrock village, this enviable location has an array of amenities to choose from, both social and essential.

With Blackrock Village as well as the Frascati and Blackrock Shopping Centre within a short distance. Many of Dublin's premier schools and Colleges are in the vicinity, including Carysfort national school, St. Andrews, Blackrock College and University College Dublin. Transport is also well catered for with Blackrock DART station just a few minutes' walk away and several Dublin bus routes also on your doorstep providing access to the city centre and beyond.

SPECIAL FEATURES

- Attractive three-bedroom terraced home.
- Prime location off Mount Merrion Avenue.
- Close to all amenities.
- Private, mature rear garden.
- Off-street parking.
- Electric heating.

ACCOMMODATION

Floor Area: 140sqm/ 1502sqft approx.

Entrance Hall Carpet flooring with storage cupboard.

Guest WC Tiled floor with wc and wash hand basin.

Living Room Large room good bay window and carpet flooring, fireplace with marble hood with black marble inset and hearth.

Dining Room Accessed from living room through sliding doors, another large reception room with sliding doors leading to the sunroom.

Sun Room Fully glazed with tiled floor and access to rear garden with good range of built in storage cupboards and book shelves.

Kitchen/Breakfast Room Good sized room with wall and floor cabinets with complimentary worktops, tiled floor with recessed lighting, with window and door leading to rear garden. There is a double oven and microwave, electric hob with overhead hood and extractor fan, sink unit and dishwasher and integrated fridge/freezer and plenty of room for a dining table and chairs.

Landing With carpet flooring and hot press with dual immersion.

Main Bedroom Large double bedroom to the front with extensive built in wardrobes window and access to small balcony.

En-Suite Fully tiled with large shower cubicle, wc and wash hand basin with mirror and shaving light.

Bedroom 2 Double bedroom to the rear with built in wardrobes, carpet flooring and window over the rear garden.

Bedroom 3 Single bedroom to the rear with built in wardrobes, carpet flooring and window over the rear garden.

Bathroom Partially tiled with bath, shower over with shower screen, wc, wash hand basin with mirror and shaving light and extractor fan and skylight.

GARDEN

Paved rear garden for easy maintenance with good range of mature trees and shrubs providing a nice space for entertaining and dining al fresco. There is also a shed for storage.

At the front there is a small lawned area with some shrubs and plants and a driveway for off-street parking for 2 cars.

BER

BER D1, BER No. 117579904

Energy Performance Indicator: 241.52 kWh/m²/yr



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