



Floor Plans (not to scale) for identification purposes only
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Negotiator:
Dan Steen
PSL 002049



66 The Pines, Rockford Manor, Blackrock, Dublin

71 sq.m



66 The Pines, Rockford Manor, Blackrock, Dublin

DNG Rock Road are proud to present Apartment 66 The Pines, Rockford Manor to the market. This spacious two bedroom second floor apartment boasts 71 square metres of internal space as well as a bright south facing balcony. Rockford Manor is a beautiful private gated community made up of a balanced mixture of apartments and houses which share a private entrance and approximately seven acres of landscaped private parkland. Constructed in 1999 by renowned property developers Sorohans, this high quality development is perfectly maintained and boasts ample communal parking, high quality well maintained common areas and lift access to all floors.

The apartment itself boasts a welcoming entrance hall with hot press and storage room off. There are two double bedrooms both with built-in wardrobes while the master bedroom features an en-suite shower room. The main bathroom features bath with shower attachment as well as wash basin and w/c. The bright and spacious open plan kitchen/living/dining area boasts an attractive fireplace with gas fire insert and convenient access to the south facing balcony. The fully fitted kitchen area features good quality built-in cabinets with marble counter and integrated appliances including fridge-freezer, dishwasher, washer dryer and electric oven and hob. Wired for Virgin Media TV and Internet the property also features a modern intercom system.

Blackrock and Monkstown villages with their array of shops, cafes, bars, restaurants and boutiques are within easy walking distance. Public transport is well-catered for with the Number 4 bus stop only a two-minute walk away providing a direct route along the Rock Road to the city centre serving some of Dublin's top primary, secondary and third-level institutions including St Andrews College, Blackrock College, Willow Park, Carysfort NS, the Smurfit Business School, St Vincent's University Hospital and TCD. Both Blackrock and Monkstown DART stations are also nearby as is the 46A bus route.

Accommodation

ENTRANCE HALL 4.0m x 1.0m

Welcoming entrance hall with wood flooring, ceiling coving, hot press and storage room off.

BATHROOM 2.05m x 1.67m

Tiled bathroom with wash basin, w/c and bath with shower attachment.

MASTER BEDROOM 3.56m x 3.0m

Spacious carpeted double bedroom with built-in wardrobes, ceiling coving and bright outlook over balcony.

EN-SUITE 1.8m x 1.65m

Tiled en-suite shower room with w/c, wash basin and corner shower with Mira Excel shower.

BEDROOM 2 3.38m x 2.27m

Carpeted double bedroom with built-in wardrobe and ceiling coving.

KITCHEN LIVING DINING ROOM 9.15m x 4.78m (maximum measurements)

Large, bright open plan kitchen/living/dining room with high quality wood floors, ceiling coving, attractive fireplace with gas insert and Virgin Media point. The kitchen area is fully fitted with integrated appliances and there is access from the living area to the South facing balcony.

BALCONY

Generous South-facing balcony.

BER: D1

BER No. 101028033

Energy Performance Indicator: 229.68 kWh/m²/yr



Features

- Modern Two Bedroom Second Floor Apartment
- South Facing Balcony
- High Quality Sorohan Built Development
- Private Gated Community With c.7 Acres Of Landscaped Private Parkland
- Presented In Very Good Condition Ready For New Owners
- Gas Fired Central Heating
- Double Glazed Windows
- Perfectly Maintained Common Areas With Lift Access To All Floors
- Ample Secure Communal Parking
- Management Fee c.€2,400



Viewing By Appointment

