

48 Rockford Manor,
Stradbroke Road,
Blackrock, Co Dublin,
A94 YY76

Size and dimensions are approximate,
actual may vary.



BER Details

BER C1

Ber Number 118186667
Energy Performance Indicator:
30.17 kgCO₂ /m²/yr
PSRA Licence Number: 002226

Viewing

By appointment only through sole
agents McNally Handy & Partners
McNally Handy
3 Pembroke Street Lower, Dublin 2

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA licence No: 002226.

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**McNally
Handy**



mcnallyhandy.ie

For Sale by Private Treaty



48 Rockford Manor
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Blackrock
Co Dublin
A94 YY76

BER C1

**McNally
Handy**

48 Rockford Manor Stradbroke Road Blackrock Co Dublin A94 YY76

For Sale by Private Treaty

48 Rockford Manor is a well presented 3-bedroom end of terrace two story town house on a corner site of c.104m² – 1,120sq ft, with secure side entrance, in this prestigious mature exclusive gated Sorohan development. Situated on well-maintained communal grounds with ample parking behind electronic security gates Rockford Manor affords tranquillity privacy and security.

Located mid-way on the Stradbroke Road opposite Blackrock RFC. The vibrant villages of Blackrock and Monkstown are adjacent as are all the attendant social and recreational amenities and choice of multi denominational primary and secondary schools. Blackrock enjoys excellent transport links with the DART stations Blackrock and Seapoint and easy access to the N11 and M50 orbital route. 48 being the original Show House in this Sorohan built development.

In summation ,this is an exceptional town house in a prestigious development and superb location.

**McNally
Handy**



Accommodation

Open Porch

Entrance Hall

Living Room 5.51 x 3.76 and bay window , marble fireplace and hearth with fitted gas coal effect fire, glazed door to **Kitchen-Breakfast Room** 4.65 x 3.96 luxury fitted kitchen, Delmore double oven and 4 plate electric hob and extractor, 1.5 bowl SSSU, plumbed for WM & DW.
Understairs Storage partly shelved.
Door to Conservatory tiled floor, double doors to rear garden.
Guest Cloakroom WHB & WC

First Floor

Main Bedroom 3.38 x 3.75 range of fitted wardrobes and shelving
En Suite shower room Mira stand-in shower WHB & WC, partly tiled
Bathroom bath & telephone shower, WHB & WC, partly tiled.
Bedroom 2 3.55 x 2.59 range of fitted wardrobes
Bedroom 3 2.57 x 1.98 built in wardrobe and range of fitted bookshelves

Outside

Front Garden Open plan and ample parking

Rear Garden Mainly in lawn with stone flagged sun patio and Barna Shed

Features

- 48 being the original Sorohan show house
- Pinewood floors on ground floor
- Secure electronic gated development with intercom
- Three bed end of terrace
- Secure side entrance
- Generous parking
- Adjacent to DART and bus services
- Walled rear garden.
- Overlooking communal gardens

Services

- Property Service Charge €750 per annum
- All mains services
- Gas fired radiator central heating
- Burglar alarm
- Double glazes hardwood window frames

NIFA c.104m² – 1,120sq ft

Price €650,000 View by appointment.