



BER C3

3 Brooklawn Wood, Blackrock, Dublin A94ED78

64 sq.m

DNG Rock Road
Blackrock, Co. Dublin
T: 01 283 2900 | E: rockroad@dng.ie

Negotiator:
Dan Steen
PSL 002049



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

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



3 Brooklawn Wood, Blackrock, Dublin A94ED78

DNG Rock Road are pleased to present this attractive two bedroom townhouse in a quiet private development located just off Stradbroke Road in Blackrock. Brooklawn Wood is a pleasant development of 35 similar homes set in the former grounds of Brooklawn House, a period home set in the heart of the development. With beautiful mature grounds the development boasts attractive communal spaces in an excellent location close to Blackrock Village.

Number three is a two bedroom townhouse set in a block of four identical homes close to the entrance of the development. With an attractive outlook over the common green space the property occupies one of the nicer positions within the development. The house benefits from an attractive front terrace and designated parking space to the side. Entering from the front the small entrance porch leads to the open plan living space downstairs. This attractive room, with high quality wooden flooring, features kitchen, living and dining spaces in an open-plan layout with stairs rising up to the second floor. The living/dining space features a beautiful Bodart & Gonay solid fuel stove as its focal point whilst the modern kitchen area boasts attractive fitted cabinets with marble countertops and integrated appliances including Bosch dishwasher, Bosch ceramic hob and oven, fridge and separate freezer as well as a Hoover washing machine. There is a practical under-stair storage cloakroom providing excellent storage space.

Upstairs the generous landing offers further storage with built-in presses and an attic hatch with sliding ladder leading to the attic space which also boasts excellent storage space. The bright family bathroom features bath, wash basin and w/c. The two double bedrooms are front facing and overlook the communal green-space to the front of the property. Bedroom one features carpet flooring while bedroom two features wood flooring and sliding wardrobes.

The property is heated by gas fired central heating and is wired for Virgin Media cable tv and internet. The resident run management company maintains the communal grounds and the annual service charge is c€690. 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.

Accommodation

Entrance Porch 1.2m x 1m

Entrance porch with wood flooring and alarm panel.

Bathroom 2.4m x 1.5m

Bright bathroom with w/c, bath and attractive tiled wash basin.

Open Plan Kitchen/Living/Dining Room 7.3m x 5m

Bright dual aspect open plan space with wood flooring. Modern fitted kitchen cabinets with marble countertop and integrated appliances including Bosch ceramic hob, Bosch electric oven, under counter Hoover washing machine, Bosch dishwasher as well as integrated fridge and separate freezer. The cosy living space features a wonderful Bodart & Gonay solid fuel stove and space to comfortably seat four in the dining area. Under the stairs there is excellent storage space.

BER: C3

BER No. 112303680

Energy Performance Indicator: 220.04 kWh/m²/yr

Landing 1.3m x 3.4m

Generous landing with carpet flooring, built-in storage and attic access via sliding ladder.

Bedroom 1 3.4m x 2.4m

Bright front-facing double bedroom with carpet flooring.

Bedroom 2 3.6m x 2.44m

Spacious double bedroom with wood flooring and built-in wardrobes.



Features

- Attractive Two Bedroom Home
- Located In Quiet Private Development
- Excellent Position Close To Blackrock And Monkstown Villages
- Presented In Walk-In Condition
- Gas Fired Central Heating And Feature Wood Burning Stove
- High End Fitted Kitchen With Integrated Appliances
- Beautiful Communal Green Spaces
- Designated Parking Space
- Annual Service Charge c €690

Viewing By Appointment

