



8 Brooklawn Wood, Blackrock, Co Dublin A94VY97

Beirne  
& Wise

## For Sale By Private Treaty



A bijou house located within easy strolling distance of the seafront, and the cafes and restaurants of Monkstown, Blackrock and Deansgrange. No. 8 Brooklawn Wood is a deceptively spacious, semi-detached residence. Brooklawn Wood is an attractive development set in beautiful woodland communal gardens with ample lawn areas and mature trees. The house offers bright and airy accommodation extending to 65sq.m, with an additional 26sq.m in the converted attic. There is a private, low maintenance, paved patio garden enjoying the enviable south facing aspect. The ground floor accommodation comprises a hall, living/dining room, and a kitchen. The feature spiral staircase leads to the first floor, where there are two double bedrooms and a shower room. The spiral staircase continues up to the converted attic, a generous space ideal for a range of uses. The patio has pedestrian access to the landscaped communal gardens, and the parking area.

Brooklawn Wood is a short walk to Blackrock Village, Blackrock and Seapoint Dart stations and Monkstown. Blackrock boasts two modern shopping centres, an extensive range of shops, gyms, cafes, and restaurants. The location is super; as well as the DART, buses depart from just outside Brooklawn Wood, and it is within walking distance of a range of highly regarded primary and secondary schools. It is only minutes to the N11 with QBC.

### Special Features

- Excellent location in Blackrock
- Light filled property
- Two double bedrooms
- 65sq.m approximately
- Converted attic; 26sq.m approximately
- South facing patio garden
- Excellent transport links & shopping amenities



### Accommodation

#### HALL

The front door opens into the hall with polished wooden floor, this in turn has a door leading to the...

#### LIVING/DINING ROOM

5.89m x 4.99m (max. measurement)

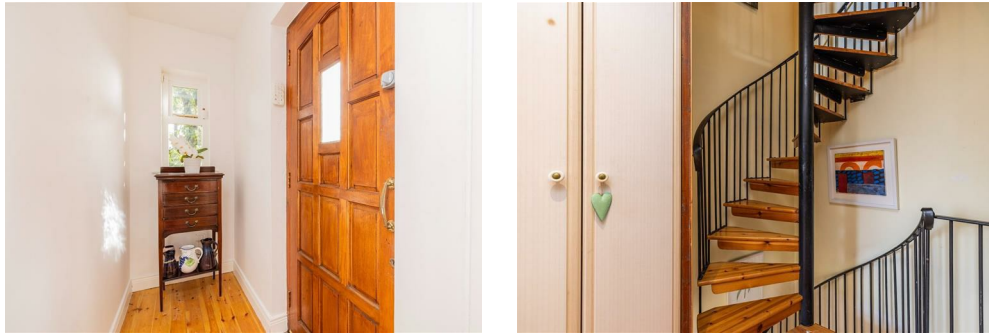
A spacious reception room with polished wooden floor, radiator cabinet, bookshelves, and a brick fireplace with slate hearth and a natural fire. There is access to the kitchen. A door opens out to the south facing patio garden.

#### KITCHEN

4.47m x 1.72m

With pine panelled walls and floor, the kitchen is fitted with a range of wall and floor pine units, there is an oven, hob, and extractor fan. It is plumbed for a washing machine and dishwasher.

#### UPSTAIRS



#### LANDING

The feature spiral staircase with black handrail and balusters leads from the living/dining room upstairs to the landing. There is a storage press, and a hot press located on the landing.

#### BEDROOM ONE

3.65m x 2.42m

A double bedroom with Sliderobe style wardrobes, wall shelving, and polished wooden floor

#### BEDROOM TWO

3.65m x 2.43m

A second double bedroom with box bay window, and polished wooden floor

#### SHOWER ROOM

Stylish new shower room with tiled walls, wooden floor, wall mounted chrome radiator, w.c., w.h.b. and a spacious walk-in shower with glass screen doors and chrome shower fittings.

#### ATTIC ROOM

5.74m x 4.52m

The spiral staircase continues from the landing to the converted attic; this is a large space with two velux windows. It has pine panelled walls and floor, and a pitched pine ceiling with recessed lights.

#### OUTSIDE

The private patio garden is bounded by low walls, the patio is paved, and it is bordered by planted beds with roses and hydrangeas. Accessed off the living/dining room, the patio enjoys the enviable southerly aspect and is ideal for barbeques and entertaining.

#### MANAGEMENT COMPANY

Anderson Property Management, 1-2 Windsor Terrace, Dun Laoghaire, Co. Dublin.

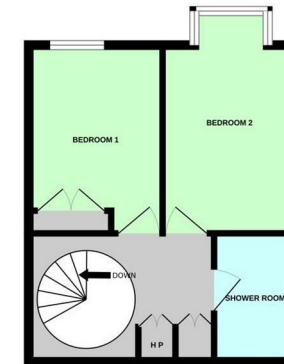
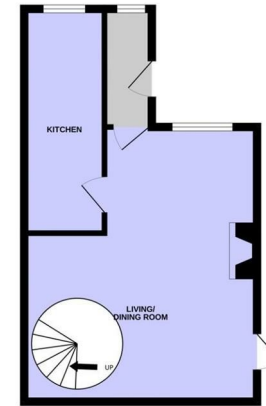
Service Charge: €840 per annum (subject to change)

#### BER

BER No. 117806752

Output. 190.29 kWh/m<sup>2</sup>/yr





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