

BER D2



19 Brookville Park
Blackrock, Co. Dublin

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INTERNATIONAL REALTY



19 Brookville Park, Blackrock, Co. Dublin

Features

- Delightful, refurbished and extended bungalow extending to approximately 162 sqm (1744 sq. Ft) Beautiful southwest facing rear garden
- Gas fired central heating
- Double glazed windows throughout
- Fitted carpets, curtains and kitchen appliances included in the sale Excellent off streetcar parking Digital security alarm system
- Superb Blackrock location close to schools, shops and public transport
- Floored and insulated attic
- Flat roof to rear has been re-feltd
- Beautiful southwest facing garden

Welcome to No.19 Brookville Park- a most impressive dormer bungalow superbly positioned on the ever-popular Brookville Park in the heart of Blackrock. This charming residence boasts extended well-proportioned living accommodation with a convenient layout extending to approximately 162 sqm (1744sq.ft) and superb south west facing garden.

On approaching this wonderful property there is excellent off-street gated car parking and a delightful front garden. The accommodation briefly comprises of an inviting entrance hallway off which there is a large living room with wood burning stove, a family room, fourth bedroom, shower room and large extended kitchen/dining room seamlessly merging indoor comfort with outdoor tranquillity. At first floor level there are three further light filled bedrooms and family bathroom. Outside the sunny southwest facing garden is a serene haven with patio area and a large lawn. play.

A better location would be difficult to imagine being well positioned on Brookville Park, close to every amenity one would require including local shops and facilities at Newtownpark including: The Wishing Well, Dunnes Stores, a pharmacy, off – licence, the renowned Volpe Nera and The Blue Orchid restaurants, Burgundy Beauty, and a choice of hair salons along with further amenities available within walking distance at both Stillorgan and Blackrock with a wide array of cafes, restaurants, shops and bars. The property is well catered by public transport with the bus routes on Brookville Park and the The QBC is available within a very short stroll on the N11 with the Aircoach, and the Luas is available at Sandyford. The DART is also within a pleasant walk at Blackrock village which provide a 15 minute train ride to the City Centre. The property is situated close to excellent schools with some of South County Dublin's most highly sought after primary and secondary schools located close by including Hollypark, St. Brigid's, Guardian Angels, Carysfort, Blackrock College, Willow Park, St. Andrew's College, Colaiste Eoin, Colaiste Iosagain as well as Loreto Foxrock to name but a few. In terms of recreational amenities there are an abundance of facilities available close by including Green Road Tennis Club, Newtown Park Tennis Club, Brookfield Tennis Club, New Park Swimming Pool and pleasant walks in Blackrock Park, Rockfield Park and Carysfort Park as well as many GAA, football and golf clubs.



Accommodation

Entrance Hall: 3.39m x 4.35m (11'1" x 14'3") with laminate parquet flooring, digital alarm panel, door to understairs cloaks hanging, door to

Downstairs Shower Room: with tiled walls and floors, pedestal whb, wc, fully tiled step in Triton shower, frosted window to the front, recessed downlighting

Bedroom 4: 4.377m x 3m (14'4" x 9'10") with window to the front

Living Room: 4m x 4.27m (13'1" x 14') with window overlooking front, ceiling coving, wood burning stove

Family Room: 3.3m x 4m (10'10" x 13'1") with ceiling coving, cast iron fireplace, sliding doors overlooking rear garden

Kitchen/Breakfast Room: 6.56m x 7.5m (21'6" x 24'7") with wide plank laminate flooring, recessed downlighting, window to the side, to the rear and sliding doors to the rear. Kitchen area is very well fitted with a range of floor and eye level units, Samsung fridge freezer, Whirlpool double oven, Belling four ring ceramic hob with extractor over, Worcester boiler, stainless steel sink unit, Bosch dishwasher, Hoover washing machine

First Floor: landing with archway leading to

Under Eaves Storage: 1.6m x 3.3m (5'3" x 10'10")

Bedroom 1: 4.58m x 3.35m (15' x 11') with window to the side, door to

Family Bathroom: with tiled walls, wc, fully tiled step in Triton shower, pedestal whb with vanity unit underneath, frosted window

Bedroom 2: 3.5m x 3m (11'6" x 9'10") with window overlooking rear

Bedroom 3: 3.92m x 4.25m (12'10" x 13'11") with part panelled walls, built in wardrobes, under eaves storage, window overlooking front

BER Information

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Eircode

A94P290



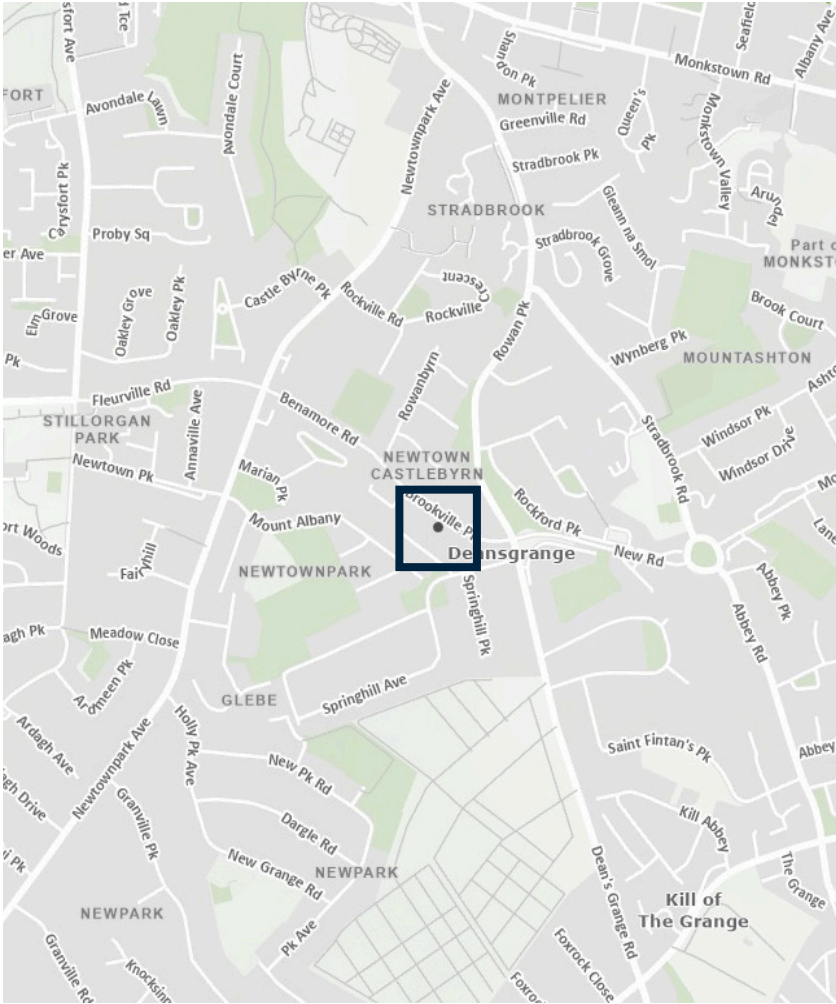
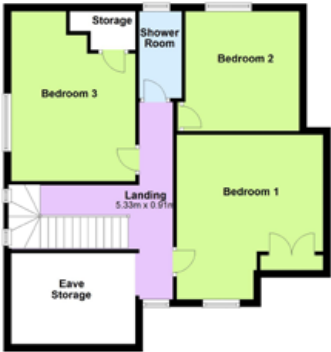


FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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