

BER D2



19 Brookville Park  
Blackrock, Co. Dublin

Lisney | Sotheby's  
INTERNATIONAL REALTY



## 19 Brookville Park, Blackrock, Co. Dublin

### Features

- Delightful, refurbished and extended bungalow extending to approximately 162 sqm (1744 sq. Ft)
- 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

BER: D2

## Eircode

A94P290





**OFFICES**

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820  
E: blackrock@lisneysir.com

8 Railway Road,  
Dalkey, Co. Dublin,  
A96 D3K2.  
T: 01 285 1005

103 Upper Leeson Street,  
Ballsbridge, Dublin 4,  
D04 TN84.  
T: 01 662 4511

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42.  
T: 01 638 2700

29 Dunville Avenue,  
Ranelagh, Dublin 6,  
D06 K283.  
T: 01 662 4511

55 South Mall,  
Cork, T12 RR44.  
T: 021 427 8500



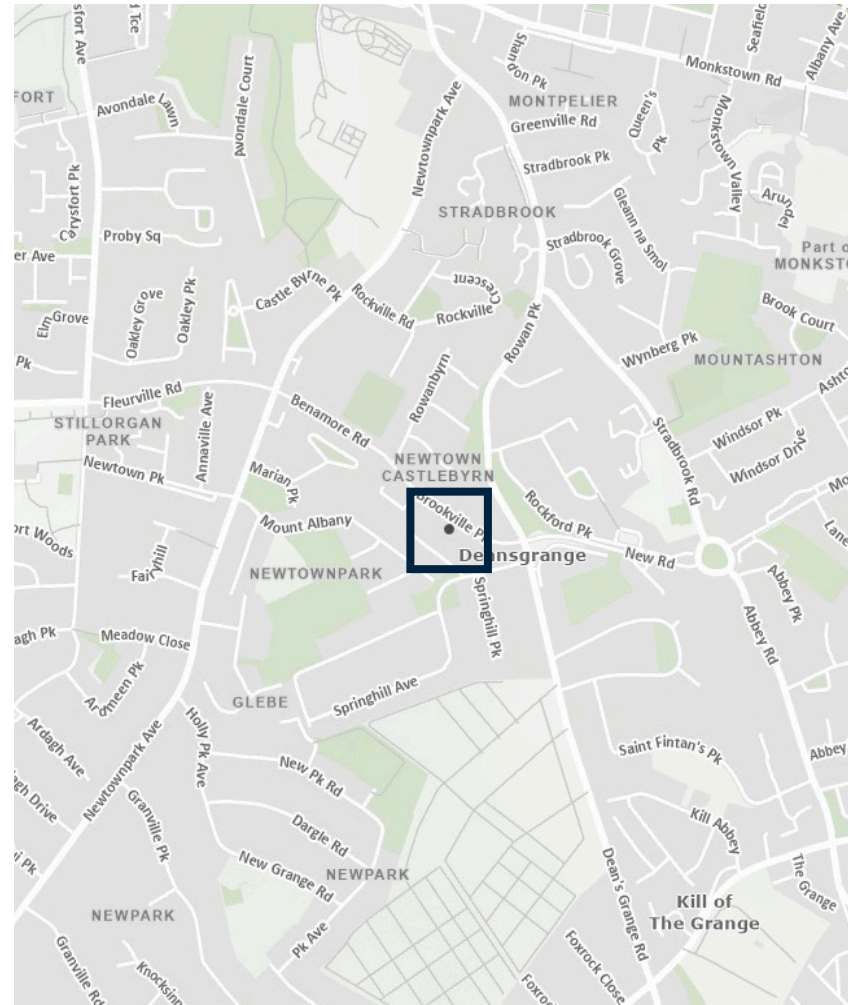
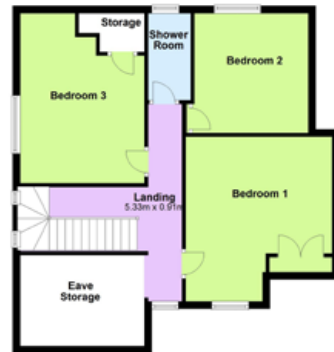
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



Copyright © Teitel Eireann - Surveying  
Licence No. C/FAL/50423539.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.



SGS