

# For Sale

Asking Price: €675,000

Sherry  
FitzGerald



74 Rockford Park, Blackrock,  
Co. Dublin, A94 X5Y2

[sherryfitz.ie](https://sherryfitz.ie) - make and view offers 24/7

BER B3





A stunning family home ideally situated in this highly regarded family-oriented development within easy reach of the wonderful facilities of Monkstown and Blackrock Villages. 74 Rockford Park is presented in turn-key condition having undergone substantial refurbishment and extension in recent years.

During the property's extensive refurbishment, no expense was spared to provide the ultimate in modern family living. The attention to detail and calibre of finish rarely graces the market. Every conceivable modern convenience has been incorporated to ensure the new owner will enjoy all the comforts of energy efficient modern living.

Internally, the beautifully presented light filled accommodation briefly comprises of a reception hall with excellent storage to include a plumbed utility space. To the right is a cosy living room with open fire overlooking the front. To the rear of the home is an outstanding light filled state of the art open plan kitchen/dining/living space that is an immense addition to this already impressive family home, and this is the core living area of the house. Tri-fold doors open into the paved rear garden creating what feels like an additional room to this space. A shower room completes the accommodation at this level. Upstairs there are three well-proportioned bedrooms.

The location of Rockford Park cannot be bettered being within close proximity of the hugely popular Villages of Blackrock and Monkstown, with their shopping centres, trendy boutiques and coastal walks, and highly regarded restaurants, cafes and coffee shops. Transport needs are well catered for with DART services close by and the bus right on the doorstep. Also nearby are an excellent selection of primary and secondary schools including

CBC Junior and Senior School, Monkstown, Rockford Manor, Holly Park, Blackrock College, St. Andrews College & Loreto Foxrock to name but a few.

#### SPECIAL FEATURES

- Extended and modernised throughout
- Externally insulated
- Upgraded plumbing and electrics
- Highly energy efficient "B3" energy rating
- Contemporary open plan living accommodation
- Sunny low maintenance granite paved rear garden
- Central location close to Blackrock & Monkstown Villages
- Surrounded by a host of excellent schools
- Well served by public transport including Bus & DART
- GFCH

**ACCOMMODATION**

Floor Area: 115sq.m. / 1,238sq.ft. approx.

**Entrance Hall** With enclosed fuse box, door to shelved hot press with dual immersion, door to storage press that is plumbed for washing machine, understairs storage with space for dryer, digital controls for gas heating

**Shower Room** With fully tiled walls and floors, wc, wash hand basin set in unit with storage below, oversized shower with rainforest head and recessed shelving, extractor fan

**Living Room** With window overlooking the front, timber fireplace with cast iron and tiled inset and marble hearth,

**Open plan dining/kitchen/living**

**Dining space** With excellent range of flush handleless shelving and storage, housing fuse box and Vokera vision 255 gas boiler, door to rear garden

**Kitchen** With contemporary floor and base units, with cutlery and pot drawers, polished carrera quartz worktop and upstands, metro tiled splashbacks, integrated Zanussi double oven, integrated Bloomberg dishwasher, KYT Klobe 5 ring induction hob, with polished carrera quartz splashback and extractor over, American fridge/freezer, large island unit with solid oak worktop, excellent storage below and breakfast bar seating, recessed lighting and large roof light and large picture window overlooking the rear garden

**Living Space** With tri-folding doors to rear garden, tv point and additional sockets.

**Landing** With hatch to attic

**Bedroom 1** With dual windows overlooking the front, spanning the full width of the property.

**Bedroom 2** With window overlooking the rear

**Bedroom 3** With window overlooking the rear

**GARDEN**

The garden is a particular feature of this home offering the ultimate in low maintenance with granite paving bordered by raised flower beds, to the side is a covered side access with storage shed.

**BER**

BER B3, BER No. 117810705

Energy Performance Indicator: 143.38 kWh/m<sup>2</sup>/yr



**mySherryFitz**

Open 24/7

REGISTER NOW TO SEARCH FOR PROPERTIES, MAKE AND VIEW OFFERS, ANYTIME YOU LIKE.



24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS



**NEGOTIATOR**

Colm Quaid Assoc. SCSl  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 087 459 5591  
E: colm.quaid@sherryfitz.ie

**MORTGAGE ADVICE**

For mortgage advice talk to  
Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: blackrock@sherryfitz.ie

[sherryfitz.ie](http://sherryfitz.ie)

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.