

For Sale

Asking Price: €395,000

Sherry
FitzGerald



1 Rock Hall, Sweetman's Avenue,
Blackrock, Co. Dublin, A94 D721

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BER C3



Ground Floor



Welcome to 1 Rock Hall, a two bedroom, ground floor apartment situated just a stone's throw from the host of amenities in Blackrock Village, the Seafront and DART. This presents the perfect opportunity for first time buyers, keen investors or trader downers alike.

Internally the accommodation comprises; entrance hall, living/dining room, kitchen, two double bedrooms and main bathroom. The property also benefits from secure underground parking and access to a communal courtyard.

The location of Rock Hall on Sweetman's Avenue could not be better being within a stones' throw of the village of Blackrock offering every conceivable amenity including restaurants, shops, cafes, bars and two shopping centres Blackrock Shopping Centre & The Frascati Centre. Recreational amenities are excellent with Blackrock Park and the seafront both within easy reach offering sea swimming, lovely sea views, and beautiful coastal walks.

SPECIAL FEATURES

- Secure underground designated parking
- Within a short stroll of Blackrock Village, seafront and DART
- Management Charge c. €2,500 per annum
- Gas fired central heating
- Communal courtyard

ACCOMMODATION

Floor Area: 46sq.m. / 495sq.ft. approx.

Entrance Hall 3.05m x 0.99m (10' x 3'3")

With ceiling coving, fuse box, digital controls for gas heating, door to hot press with dual immersion and Logic System s15IE gas boiler, door to

Living Room 4.55m x 3.24m (14'11" x 10'8")

With dual aspect windows, ceiling coving, centre rose, opening into

Kitchen 2.86m x 1.76m (9'5" x 5'9")

Shaker style wall and base units, integrated Logik oven, 4 ring electric hob with extractor over, single bowl sink unit, space for undercounter fridge freezer, plumbed washing machine, tiled floor, tiled splashbacks and window overlooking the front

Bedroom 1 3.88m x 2.64m (12'9" x 8'8")

Double bedroom with laminate flooring and window.

Bedroom 2 2.78m x 2.47m (9'1" x 8'1")

Large single bedroom with laminate flooring and window.

Bathroom 2.03m x 1.48m (6'8" x 4'10")

With fully tiled walls & floors, wash hand basin, wc, bath with Triton T90Z electric shower over & extractor fan

**GARDEN**

Communal courtyard.

**BER**

BER C3, BER No. 108081530

Energy Performance Indicator: 204.95 kWh/m2/yr

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