

For Sale

Asking Price: €450,000

Sherry
FitzGerald



2 Rock Hall, Sweetman's Avenue,
Blackrock, Co. Dublin, A94 T285

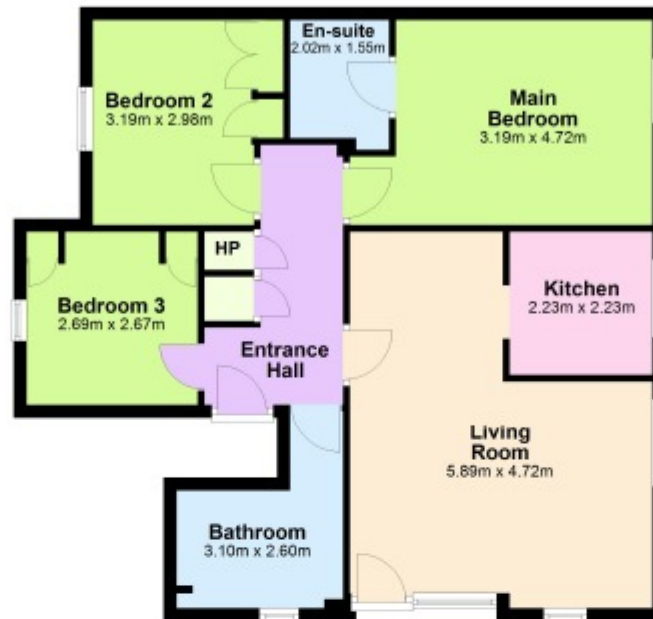
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BER C1



Ground Floor

Approx. 75.7 sq. metres



No. 2 Rock Hall is a second floor three-bedroom apartment ideally situated in the heart of Blackrock Village and within a stone's throw of 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, three bedrooms (main bedroom en-suite) and family 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

- Bright three bedroom apartment
- Second floor
- Central Blackrock location
- Secure underground parking
- GFCH
- Service Charge €2,500 per annum

ACCOMMODATION

Entrance Hall With ceiling coving, intercom, fuse box, digital controls for gas heating, door to hotpress with dual immersion, door to shelved storage unit with Logic System 15 gas boiler

Living/Dining Room Dual aspect room floor to ceiling window and door to Juliet balcony overlooking the front, window to side, ceiling coving, centre roses. Opening into;

Kitchen With shaker style kitchen, window to side, tiled splash backs, single bowl sink, 4 ring electric hob with extractor over, integrated oven, plumbed for washing machine, space for undercounter fridge freezer, tiled floor

Bedroom 1 With window to side, door to;

En Suite shower room With fully tiled walls and floors, wc, wash hand basin, shower cubicle, extractor fan

Bedroom 2 With window to side and fitted wardrobes

Bedroom 3 With window to side and fitted wardrobes

Bathroom With tiled floor, opaque window to front, wc, wash hand basin, shower with Triton T80 electric shower, extractor fan

GARDEN

Communal courtyard.

BER

BER C1, BER No. 113419493

Energy Performance Indicator: 161.47 kWh/m²/yr





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