



**Sherry  
FitzGerald**

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# For Sale

Asking Price: €575,000

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3 Rockford Manor,  
Blackrock, Co. Dublin

BER C3

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## GROUND FLOOR

## FIRST FLOOR

Rockford Manor is an exclusive private gated development in a mature setting of 7 acres of landscaped grounds just off Stradbroke Road, Blackrock. No. 3 is a three bedroom terraced home which has been extended to further increase the spacious accommodation. Situated within easy reach of Blackrock, Monkstown villages and Dun Laoghaire. This property is sure to appeal to those looking to trade down or first time buyers - early viewing is essential.

The accommodation is meticulously presented throughout, and this high level of specification become immediately apparent on entering the property. The accommodation comprises; entrance hall which leads through to the bright living room with box bay window. The fully fitted kitchen spans the width of the property with French doors leading to the light filled extension. On the first floor there are two double bedrooms, the main with en-suite shower room, a single bedroom and a family bathroom. The rear garden is very low maintenance - laid in astro turf with mature trees offering excellent privacy.

Set behind electric security gates Rockford Manor offers residents peacefulness and tranquility with its well-maintained communal grounds, while being only minutes from Blackrock, Monkstown and Dun Laoghaire the development provides the 'best of both worlds'. The property is within easy access of local shops, the popular 46A, no 4 bus route, N11 and only a short trip to the coast line and the city centre. A beautiful property which represents the ultimate in comfortable family living - early viewing is a must!



## ACCOMMODATION

Floor Area 108 sq mtrs approx. = 1163sq ft approx.

**Porch:** With tiled floor. Door to...

**Entrance Hall:** With solid wood floor, wall mounted mirror, alarm panel and front door with stained glass detail.

**Living Room:** To the front with box bay window, ceiling coving, fitted shelving, open fireplace with marble surround, TV point and French doors to...

**Kitchen/Dining Room:** With solid wood floor, ceiling coving, recessed lighting, under stairs storage, fitted floor and wall units, tiled splashback, integrated Zanussi oven, integrated electric hob, extractor fan, integrated Whirlpool washing machine, integrated Hoover dishwasher, American fridge/freezer and stainless steel sink with drainer.

**Family Room:** Bright extension with solid wood floor, Velux windows - three of which are electric all with black out blinds, TV point, window boxes with storage and French doors to the garden.

**Landing:** With shelved hotpress and velux windows.

**Bedroom 1:** Double bedroom to the front with fitted wardrobes.

**En-suite:** With tiled floor, partly tiled walls, fitted mirror, window to the front, step in power shower, wash hand basin and w.c.

**Bedroom 2:** Double bedroom overlooking the garden with attic access and fitted wardrobes.

**Bedroom 3:** Single bedroom overlooking the garden with fitted wardrobes.

**Bathroom:** With tiled floor, partly tiled walls, fitted mirror, bath with new fitted shower attachment, Velux window, wash hand basin and w.c.



## GARDEN

French doors lead to the rear garden is a low maintenance space laid in astro turf. The space is fully enclosed with outdoors sockets and mature trees offering excellent privacy. There is a rear garden shed and outside tap. Rockford Manor is set within private and mature communal gardens that have been carefully looked after throughout the years.

## BER

BER C3,

BER No. 109943399

Energy Performance Indicator: 202.25 kWh/m2/yr

## SPECIAL FEATURES

- Three bedroom terraced home
- Extended in 2012
- Double glazing
- Dimmer lights
- Dalkey stairs to attic
- Fully floored attic
- Black out blinds throughout the house
- Intercom system
- Fitted for cable TV throughout
- Gated development
- Overlooking communal green
- Close to local amenities

## SERVICES

- GFCH
- Wired for alarm
- TV points
- Phone points

