



If you are considering selling please call us today:

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For Sale by Private Treaty

2 St Annes Square, Blackrock, Co. Dublin

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Allen and Jacobs are delighted to present this charming 2 bed terraced cottage nestled away in the heart of Blackrock Village and presented in excellent condition throughout. A perfect starter home or for someone looking to downsize in the area. The accommodation comprises of living room, kitchen, bathroom, 2 bedrooms and courtyard to rear. This property also has potential to extend subject to the necessary planning permission. It is G.F.C.H and double glazed throughout.

There are a number of amenities on it's doorstep including a selection of South Co. Dublin's finest school and colleges, the Frascati and Blackrock Shopping Centres, and a wide selection of shops, bars and restaurants. The DART station in Blackrock Village is a stones throw away offering easy access to and from the city centre and surrounding suburbs.

At A Glance

- Presented in excellent condition
- Prime Location
- On DART Line
- G.F.C.H.
- Double Glazed throughout
- Overall Floor Area Approximately 51.58 sq.m
- On Street Parking

Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator

Andrew Allen MIPAV MCEI



Notes:

Accommodation

Living Room: 4.44m x 3.12m: Feature open fireplace.Varnished timber floors. Recess lighting.

Kitchen: 3.25m x 2.87m: Built in kitchen with extensive range of wall and floor units.

Bathroom: 1.81m x 1.40m: Bathroom suite with shower; whb and wc.

Bedroom 1: 3.21m x 2.31m:

Bedroom 2: 2.88m x 2.84m:

Outside

Courtyard: 3.52m x 1.79m

