

BER C1



## 10 Linden Place

Off Grove, Blackrock, Co Dublin

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INTERNATIONAL REALTY



## 10 Linden Place, Off Grove, Blackrock, Co Dublin

Superbly positioned tucked away behind electric security gates lies 10 Linden Place - a beautifully presented mid-terrace town house in excellent condition. The generous accommodation includes magnificent bathrooms throughout by Waterloo and briefly comprises of an entrance hallway off which there is kitchen/dining room with feature bay window overlooking the front, a utility room and guest WC and to the rear there is a well proportioned living room with two pairs of French doors out to the private south facing garden. On the first floor there are three well sized bedrooms the master being ensuite along with a family bathroom. On the second floor there is a further bedroom along with a well fitted bathroom and study area.

The well-appointed accommodation is further complimented by a magnificent private and secluded suntrap south facing rear garden and is laid out in lawn with timber deck and includes mature plants and shrubbery. The rear garden also includes a garden shed while to the front there is designated parking for two cars and further visitor parking.

The location of this wonderful family home would be difficult to better being situated close to excellent transport links with the N11 QBC within a short walk servicing the city centre, UCD as well as the Aircoach. The DART is available at Blackrock Village.

Recreational amenities in the area abound including excellent shopping facilities at Blackrock, Foxrock, Stillorgan and Cornelscourt. Dunnes Stores on Newtownpark Avenue is also within a short walk. There is a wide variety of excellent restaurants, shops, bars and cafes available within the location as well as a choice of golf, GAA, tennis and rugby clubs. The M50 is close at hand opening up the national road network and the LUAS is also available at Sandyford. The property is situated in an extremely convenient position in relation to some of South County Dublin's most highly regarded schools including Lycée Français d'Irlande, Carysfort National School, Loreto Foxrock, CBC Monkstown, Mount Anville, Teresians, Blackrock College and St. Andrews to name but a few.

### Features

- All the bathrooms have recently been replaced by Waterloo Bathrooms.
- Attractive south facing garden.
- Designated parking for two cars.
- Quiet gated development.
- Gas fired central heating.
- Excellent family home within a short walk of Blackrock.
- Excellent public transport nearby.





## Accommodation

**Entrance Hall:** 1.60m x 6.00m (5'3" x 19'8") with attractive walnut timber flooring, ceiling coving, understairs storage.

**Utility Room:** plumbed for a washing machine and dryer, built in shelving, tiled floor.

**Downstairs WC:** comprising cabinet wash hand basin, wc, tiled floor, and part tiled walls.

**Kitchen/Dining Room:** 3.50m x 4.50m (11'6" x 14'9") the kitchen is fitted with a range of overhead press and drawer units, Neff stainless steel oven, Neff five ring gas hob, Miele wine fridge, integrated dishwasher, integrated stainless steel microwave, fridge, gas fired boiler, marble worktops, tiled floor, tiled splashback, attractive bay window overlooking the front.

Living Room: 5.50m x 5.20m (18'1" x 17'1") very fine space, two Velux rooflights, walnut timber flooring, ceiling coving, a very fine flush modern gas fire, and two sets of double doors leading to the

**Rear Garden:** south facing.

### First Floor

**Landing:** with hot press with built in shelving.

**Bedroom 1:** 2.56m x 3.90m (8'5" x 12'10") with floor to ceiling built in fitted wardrobes and window overlooking front.

**Bedroom 2:** 2.70m x 2.65m (8'10" x 8'8") currently used as a study, floor to ceiling built in fitted wardrobes, and window overlooking front.

**Main Bedroom:** 3.40m x 5.00m (11'2" x 16'5") with floor to ceiling built in fitted wardrobes, two picture windows overlooking rear.

**Ensuite:** comprising cabinet wash hand basin, wc, corner shower, heated towel rail, tiled floor, tiled walls.

**Bathroom:** very fine comprising cabinet wash hand basin, wc, bath with shower over, tiled floor and tiled walls.

### Second Floor

**Landing:** study area with excellent storage and two Velux rooflights.

**Bedroom 4:** 3.50m x 3.60m (11'6" x 11'10") with window overlooking front.

**Shower Room:** comprising wall hung wc, cabinet wash hand basin, corner shower, tiled floor, part tiled walls, built in storage, and integrated hairdryer.

**Garden:** Outside to the rear there is an attractive south facing garden with timber deck, lawn area, and a timber Barna shed.

## BER Information

BER: C1

## Eircode

A94 X320





FLOOR PLANS Not to scale - for identification purpose only.

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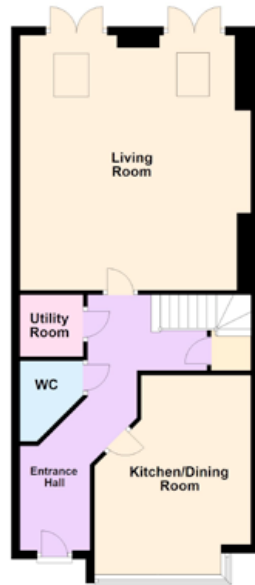
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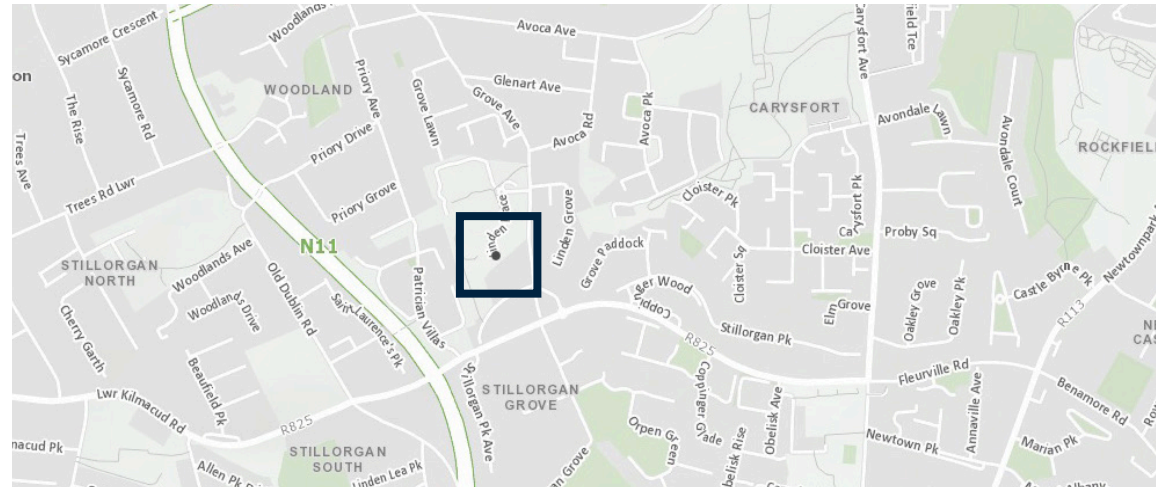
Ground Floor



First Floor



Second Floor



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