

Breslin

FOR SALE

**42 BROOKLAWN AVENUE
BLACKROCK
DUBLIN A94W135**



Breslin & Company are delighted to bring to market this bright and spacious end-of-terrace 2-bedroom family home of c.67 sq.m./714 sq. ft. with patio garden & side entrance. Built c.1987, it is secluded and nicely positioned at the end of Brooklawn Avenue, overlooking the central Green and adjacent Brooklawn House. With the benefit of a side entrance porch & guest WC, utility. Upstairs, the attic was converted in 2012 providing extra storage/loft space with a shower-room. It is conveniently situated adjacent to a host of amenities including Blackrock Village with an abundance of shopping including the new Frascati Shopping Centre. Excellent transport links are located close by including 4/45/114 bus routes, DART at Seapoint and Blackrock stations, N11 & Rock Road provide ease of access to Dublin City. Bright and well-appointed accommodation overall. €450,000 asking price.

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ACCOMMODATION

ENTRANCE HALL:

3.14m x 1.04m with guest WC & WHB

LOUNGE: 6.08m x 3.70m

With wooden flooring & fireplace. Double-doors onto the paved patio garden with side gate entrance. Utility room accessed from here.

LOUNGE:



LOUNGE:



KITCHEN / DINER:

5.28m x 1.82m

With a full complement of wall and floor fitted kitchen units. Integrated oven/grill and gas hob. Dishwasher.

KITCHEN:



BEDROOM 1: 3.90m x 2.44m

Double bedroom. With double wardrobes



BEDROOM 2: 3.90m x 2.40m

With built-in wardrobes.

**ATTIC ROOM:
LOFT STORAGE WITH SHOWER ROOM.**



BATHROOM: C.1.50M X 2.40M
Tiled floor and walls. WC, WHB, double-shower with triton T90Z instant shower.



CENTRAL HEATING:
Gas-fired central heating on radiators. Vokera boiler installed in 2015. Dual immersion.

GARDENS:
Rear: 3.10 x 6.41m in paving & gravel.



GARDENS: Front: Communal gardens in lawn & shrubbery.

SERVICES: All services are connected to the property.

FLOOR AREA:
C 66.30 sq.m. / 713. sq.ft. excluding converted attic/loft room in attic.

TITLE:
Communal grounds owned by the OMC, Brooklawn Management Co. Ltd.

SERVICE CHARGE:
Subject to a service charge for the communal grounds. €680 per annum at present.

WINDOWS: uPVC double-glazed throughout. Replaced in 2012

BER ENERGY RATING: D1
BER No. 104473897

PRICE: €450,000

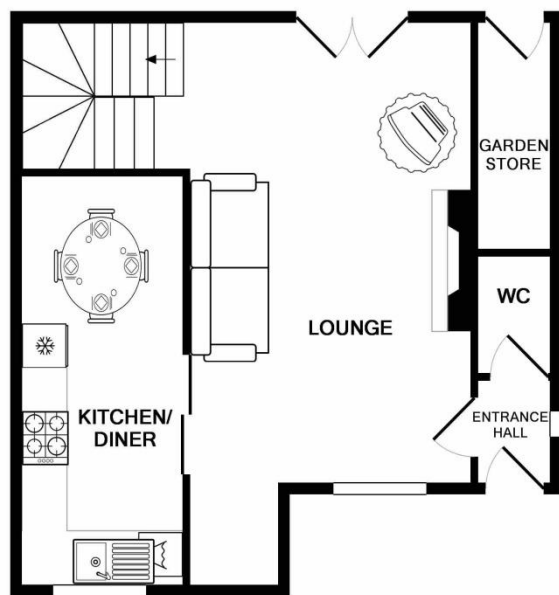
VIEWING: Strictly by Appointment only with the Sole Agent.

DIRECTIONS:
At Stradbroke Road turn onto Newtownpark Avenue. Proceed along and take the first turn left into Brooklawn Avenue, directly opposite Guardian Angels Church. Continue along the road until T-junction. Turn left here. No. 42 Brooklawn Avenue is last property on the left-hand side with Breslin board installed.

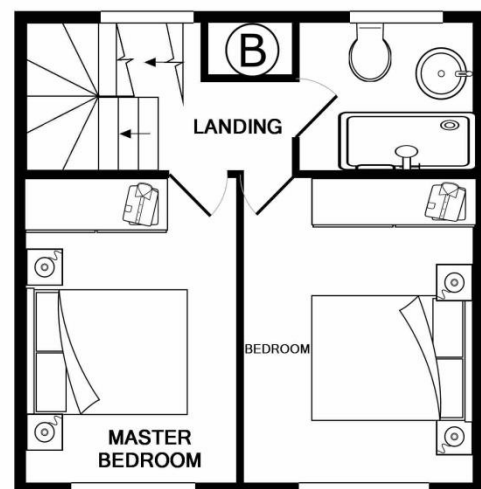
FEATURES:

- End-of-terrace
- Rear Garden
- Cul-de-sac
- Overlooking open green
- Converted attic/loft
- 2015 Vokera boiler installed
- 2012 uPVC windows

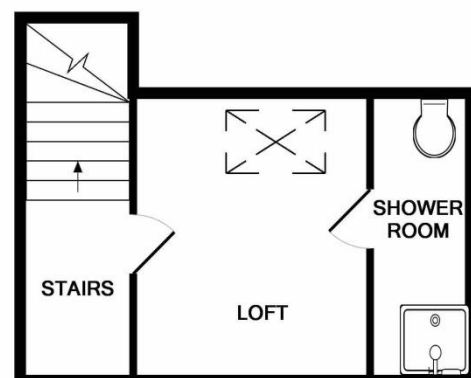
FLOOR PLANS



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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The above particulars are issued on the understanding that any negotiations respecting the above property will be conducted through this firm. While every care has been taken with their preparation we do not hold ourselves responsible for any inaccuracy herein and nothing contained in the particulars will constitute a contract.