

For Sale by Private Treaty



10 Newtown Villas, Blackrock, Co. Dublin, A94 Y0P4

Charming 1 bedroom cottage, located in this prestigious location.

Approx. 700sq.ft / 65sq.m

Asking Price €445,000



BER No. 113804165
EPI: 326.18kWh/m²/yr

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Description

Lansdowne Partnership is delighted to present 10 Newtown Villas. This is a charming one bedroom period home in a superb prime location located in this highly sought after residential area. Well maintained by the current owner, this property offers bright spacious and well-proportioned accommodation throughout.

On entering the property there is a bright living room to the front of the property. Next there is a kitchen/dining area which leads to a bright patio area to the rear. There is 1 bedroom and bathroom. The rear garden is afforded a high degree of privacy and extends approx. 6m enjoying a sunny aspect. The property has excellent potential to extend to the rear.

Location and Amenities

The location speaks for itself being within walking distance of Blackrock Village and all it has to offer including shops, churches, restaurants, bars and park. Other nearby attractions include Seapoint strand, Monkstown Village and Dun Laoghaire harbour with its yacht clubs, marina, piers and coastal walks. The area is well serviced by transportation including the DART, QBC, Aircoach (Frascati shopping centre), N11 and M50 all offering easy access throughout Dublin city and surrounding areas.

Accommodation

Living Room 6.8m x 3.4m (22'8" x 10'5")

Generous & light filled living room, multi fuel burning stove, wood flooring. Tv point. Recess lighting. Hot-press and storage. Access to attic.

Kitchen / Breakfast Room 4.28m x 4.21m (14' x 13'8")

Range of fitted floor and wall units, electric hob, oven fridge / freezer, washing machine, wooden floor, recessed lighting & sliding doors to the rear courtyard. Recess lighting.

Bedroom 4.1m x 3.53m (13'4" x 11'5")

Double bedroom with wooden flooring. Wardrobe and storage.

Bathroom 3.58m x 1.34m (11'7" x 4'3")

Wc, whb. Shower. Tiled floor and partly tiled walls. Heated towel rail.

Outside

The property benefits from on-street parking. The rear garden is approx. 6m in depth. There is a patio area and a gravel area to the rear. Barna shed.



Property Features

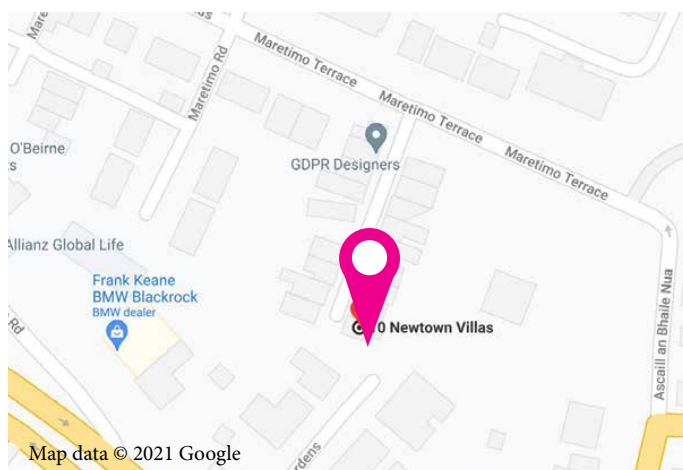
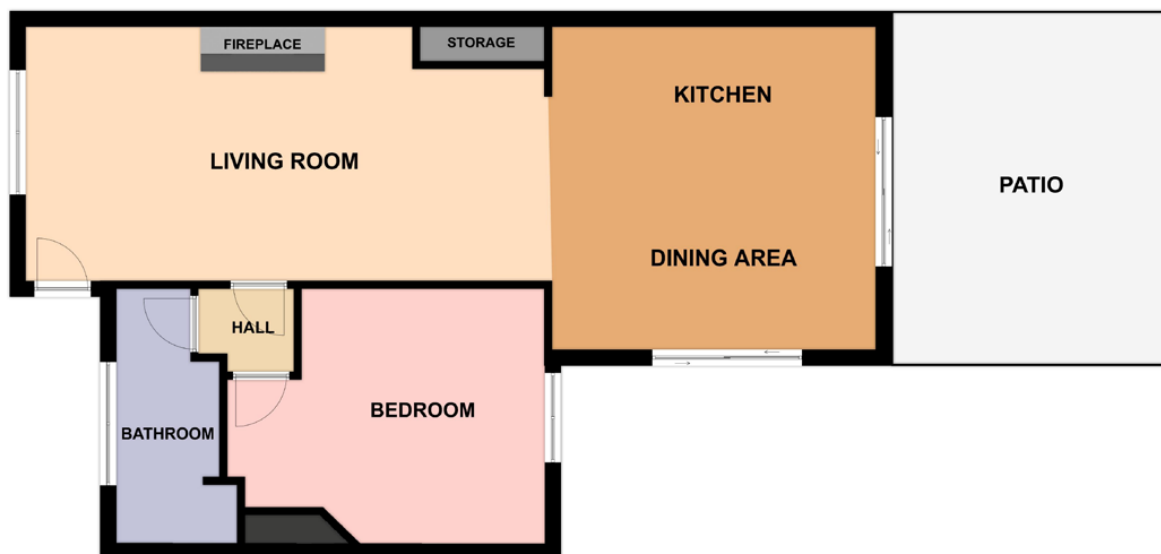
- Charming 1 bedroom cottage
- Superb prime location beside Blackrock Village
- Excellent opportunity to extend the property to the rear
- Private rear garden
- Ideally located in the heart of Blackrock
- Gas central heating
- Well-presented accommodation throughout
- Double glazed windows
- Within walking distance of local Dart station, N11 bus corridor and a host of local amenities and schools
- Extending to approx. 700sq.ft /65sq.m



Floor Plans

Not to scale.

For illustration purposes only



Directions

Travelling along Seapoint Avenue towards Blackrock. At the junction turn right onto Newtown Avenue. Follow the road around to the left and Newtown Villas is the first left hand turn.

Lansdowne
Partnership
ESTATE AGENTS

PSRA Licence No 002608

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