

For Sale

Asking Price: €650,000

Sherry
FitzGerald



3 Avoca Place, Blackrock,
Co. Dublin, A94 D6K8

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BER E2





Sherry FitzGerald introduce No 3 Avoca Place, a charming and character-filled home located on this quaint terrace of houses just a stone's throw from Blackrock's fashionable village.

This property is sure to impress a host of buyers and those in search of a Blackrock home that they can put their own stamp on. The attractive double fronted exterior is further enhanced by a private garden to rear with a west facing aspect.

Internally - there is a living room, dining and separate kitchen with two double bedrooms, all presented as a 'blank canvas' and requiring modernisation and total refurbishment throughout. With some imagination, style and flair there is great scope to undoubtedly transform this home into a chic and sophisticated residence of exacting standards.

Viewing this property is highly recommended.

SPECIAL FEATURES

- Double fronted period property.
- Huge potential in the heart of Blackrock.
- Close to all amenities.
- Private west facing rear garden.
- Measuring 82sq.m.

ACCOMMODATION

Floor Area: 82sq.m. / 883sq.ft. approx.

Entrance Hall 6.99m x 1.21m (22'11" x 4")

Large bright hallway, laminate flooring, original period feature doors.

Living Room 3.73m x 3.49m (12'3" x 11'5")

Carpet flooring, original period feature fireplace.

Dining Room 3.17m x 3.49m (10'5" x 11'5")

Carpet flooring, glass door leading to garden.

Bedroom 1 3.73m x 3.49m (12'3" x 11'5")

Carpet flooring, built in wardrobes. Feature window.

Bedroom 2 3.17m x 3.49m (10'5" x 11'5")

Laminate flooring, built in wardrobes, sash window.

Kitchen 5.35m x 2.81m (17'7" x 9'3")

Steps down into a pitched roof kitchen with original wood beams.

Built in floor to ceiling units, tiled flooring. Dual aspect windows.

Bathroom 2.46m x 1.83m (8'1" x 6')

Large bright main bathroom with a bath, wash hand basin, WC and large privacy window to side of house.

GARDEN

There is a lovely private rear garden with an enviable westerly orientation.

BER

BER E2, BER No. 118137876

Energy Performance Indicator: 377.93 kWh/m2/yr





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NEGOTIATOR

Weston Desmond MIPAV
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 086 8149979
E: weston.desmond@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Emmet Farrelly
T: 01 2880088
M: 087 1245891
E: blackrock@sherryfitz.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.

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