



12 Rockville Drive, Newtownpark Avenue,
Blackrock, Co.Dublin

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie





For Sale by Private Treaty

Hunters Estate Agent is truly delighted to present to the market this very fine family home, nestled discreetly in a quiet cul-de-sac, in this prime Blackrock location. 12 Rockville Drive has been extended and boasts light filled interiors and rooms of generous proportions extending to circa 152sq.m / 1,636sq.ft. The well-presented rear garden enjoys an enviable sunny west facing orientation. The front is laid out with cobble lock affording off street parking.

Upon entering the property there is a porch with double doors leading to a large entrance hallway. To the front there is an elegant drawing/dining room overlooking the green area. The kitchen/breakfast/living rooms are located at the rear of the house, are all further complimented by a large utility area and separate pantry. There is access to the conservatory from the utility room leading to the rear garden. Rising to the first floor there is a large landing leading to the bedrooms. There is a generous master bedroom positioned at the front with built-in wardrobes and a second bedroom to the front. There is a large double bedroom with a dressing area that could be converted to an extra bedroom. To complete the accommodation there is a well-appointed family bathroom.

The tranquil, cul-de-sac setting overlooking the large green area makes for a safe and secure setting. Rockville Drive is a much sought-after location, conveniently situated close to a host of amenities in nearby Blackrock, Deansgrange, Foxrock, Cabinteely, Cornelscourt and Stillorgan villages. Dun Laoghaire, Blackrock and Dundrum Town Centre, including several shopping centres, an array of specialist shops, restaurants, coffee shops and delis are also close by. The area also benefits from many recreational amenities including various local tennis, rugby, GAA, golf clubs, Deansgrange Library and marine activities in nearby Dun Laoghaire. Some of Dublin's finest primary and secondary schools are within easy reach including Hollypark and St. Brigid's national schools, Lycee Francais d'Irlande Primary School, Loreto Foxrock, Clonkeen College, CBC Monkstown Park, St. Andrews College, Willow Park and Blackrock College to name but a few. Various third level colleges are also within an easy commute including University College Dublin.

Excellent transport links are close by including the QBC, N11 and M50, the DART at Blackrock and the LUAS green line at Sandyford providing ease of access to and from the city centre and surrounding areas.

Viewing is highly recommended.

SPECIAL FEATURES

- » Enjoying bright and spacious accommodation
- » Extending to approx. 152sq.m / 1,636sq.ft.
- » Double glazed windows throughout
- » Off-street parking to the front
- » Most appealing west facing rear garden
- » Pleasant outlook on to green area
- » Highly convenient location
- » Host of excellent schools and collages within easy access
- » Excellent transport links are close by including the QBC, N11 and M50, the DART at Blackrock and the LUAS green line at Sandyford





ACCOMMODATION

ENTRANCE PORCH

2.28m (7.5ft) x 1.54m (5ft)
Tiled floor, ceiling light.

ENTRANCE HALL

4.55m (14.9ft) x 1.83m (6ft)
Laminate floor, HKC alarm panel, ceiling light, door to cloakroom.

CLOAKROOM

2.80m (9.2ft) x 0.96m (3.1ft)
Laminate floor.

DRAWING/DINING ROOM

4.24m (13.9ft) x 6.06m (19.9ft)
Open fire with stone fire surround, decorative wooden panelling, wall lights, ceiling light, T.V. point.

LIVING ROOM

2.98m (9.8ft) x 3.37m (11.6ft)
Ceiling light, wooden fire surround, carpet.

UTILITY ROOM

2.89m (9.5ft) x 2.25m (7.4ft)
Laminate floor, provision for washing machine, ceiling light, door to conservatory.

KITCHEN/BREAKFAST ROOM

4.90m (16.1ft) x 2.8m (9.2ft)
Range of wooden wall and floor units with worktops, stainless steel sink with chrome mixer tap, Thor electric hob, Whirlpool fan oven, Deville cooker, laminate floor, ceiling light, provision for dishwasher.

PANTRY

2.30m (7.5ft) x 2.8m (9.2ft)
Range of fitted floor units, shelving, ceiling light.

CONSERVATORY

4.9m (16.1ft) x 2.32m (7.6ft)
Glass panel surround, door to rear garden.

LANDING

1.66m (5.4ft) x 4.42m (14.5ft) (Max measurement)
Carpet, ceiling light, access to attic.

MASTER BEDROOM

5.26m (17.2ft) x 3.47m (11.4ft)
Range of built-in wardrobes, carpet, ceiling light, curtains, wall lights, delightful outlook onto green open space.

BEDROOM 2

3.54m (11.6ft) x 2.8m (9.22ft) + 3.2m (10.4ft) x 2.30m (7.5ft)
Built-in wardrobes, ceiling lights.

BEDROOM 3

3.31m (10.8ft) x 2.44m (8ft)
Built-in wardrobes, carpet, ceiling light. Delightful outlook onto green open space.

FAMILY BATHROOM

3.40m (11.2ft) x 3.13m (10.3ft)
Part tiled walls, built-in bath with chrome mixer tap and tiled surround, built-in sink with tiled surround, shower with tiled surround and chrome mixer tap, wooden floor, panelling, ceiling light.



OUTSIDE

FRONT

The front is laid out with cobble lock affording off-street parking.

REAR

The rear is tastefully landscaped with a stone wall dividing the garden. The garden is laid out with lawn and surrounded by mature planting and bound by block built walls.

BER DETAILS

BER: E1
BER Number: 109927012
Energy Performance Rating: 318.56 kwh/m2/yr

DIRECTIONS

Travelling up Newtownpark Avenue from Blackrock, turn left into Rockville Road, and left into Rockville Drive. Number 12 will be the 5th house on the left opposite the green area.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



T 01 275 1640 **E** dalkey@huntersestateagent.ie **W** www.huntersestateagent.ie
2 Brighton Road, Foxrock, Dublin 18
4 Castle Street, Dalkey, Co. Dublin
Waterloo Exchange, Waterloo Road, Dublin 4
PSRA Licence no: 001631



No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of Hunters Estate Agents or the vendor in respect of the property shall constitute a representation or a condition or a warranty on behalf of Hunters Estate Agents or the vendor. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or mis-description given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor shall not give rise to any right of action, claim, entitlement or compensation against Hunters Estate Agents or the vendor. Intending purchasers must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor. The services, systems and appliances shown have not been tested and no warranty is made or given by Hunters Estate Agents or the vendor as to their operability or efficiency.