



126A Rowanbyrn, Deansgrange,  
Blackrock, Co.Dublin

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

**BER D2**



# For Sale by Private Treaty

Hunters Estate Agent are truly delighted to launch to the market this very fine 2 bedroom detached home extending to circa 87sqm / 936sqft, nestled discreetly in a quiet leafy cul-de-sac, in this prime Blackrock location.

The accommodation briefly comprises of large entrance hall leading to a large living / dining room with double doors leading to the rear garden. The ground floor is further complete by a fully fitted kitchen and guest w.c. Rising to the first floor the property is further complimented by two large bedrooms, the master benefitting from an ensuite and large built in wardrobes. There is also a family bathroom. There is private west-facing rear garden is complete with decking and lawn area.

Rowanbyrn is a much sought after location, conveniently situated close to a host of amenities in nearby Blackrock, Deansgrange, Foxrock, Cabinteely, Cornelscourt and Stillorgan villages with an array of specialist shops, restaurants, coffee shops and delis within close proximity. The property 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

- » Fine two bedroom detached property
- » Premium location close to Deansgrange, Blackrock, Stillorgan and Dun Laoghaire
- » Extending to approx. 87sq.m/ 936 sq.ft
- » Gas-fired central heating
- » Most appealing west facing, ease of maintenance rear garden
- » Excellent transport links including QBC, N11
- » Superb schools in close proximity including Hollypark and St. Brigid's national schools
- » Adjacent to Newtown Park with playground and tennis club







# ACCOMMODATION

## ENTRANCE HALL

2.4m (7.87ft) x 3.28m (10.76ft)

Wooden floor, phone point, recessed lighting, alarm panel, carpeted staircase.

## KITCHEN

2.58m (8.46ft) x 3.15m (10.33ft)

Range of wall and floor units, Schott Cerdan 4 ring electric hob, extractor fan, granite worktop, tiled splashback, stainless steel sink unit, , built-in Zanussi dishwasher, Hotpoint oven, Whirlpool Microwave, built-in fridge freezer, door to side passage leading to rear garden, window to front, tiled floor.

## LIVING ROOM

5.67m (18.60ft) x 4.07m (13.35ft)

Carpet, feature fire place, slate insert and coal effect gas inset, double doors to rear garden, recessed lighting.

## GUEST W.C.

1.09m (3.58ft) x 1.70m (5.58ft)

Tiled wall and floor, w.c., pedestal wash-hand basin, extractor fan, mirror.

## LANDING

Hot press, shelved water cylinder.

## MASTER BEDROOM

5.4m (17.72ft) x 4.02m (13.19ft)

Carpet, recessed lighting, large built-in wardrobe, T.V. point.

## ENSUITE

2.87m (9.42ft) x 1.79m (5.87ft)

Fully tiled, w.c., pedestal wash-hand basin, mirror, towel rail, shower enclosure including pumped shower.

## BATHROOM

2.2m (7.22ft) x 1.78m (5.84ft)

Fully tiled, w.c., pedestal wash-hand basin, mirror, towel rail, bath with shower attachment and screen.

## BEDROOM 2

2.9m (9.51ft) x 3.15m (10.33ft)

Carpet, T.V. point, recessed lighting.



## REAR GARDEN

Decking area leading to lawn area with mature planting complete with shed for storage.

## BER DETAILS

BER: D2

BER Number: 111657367

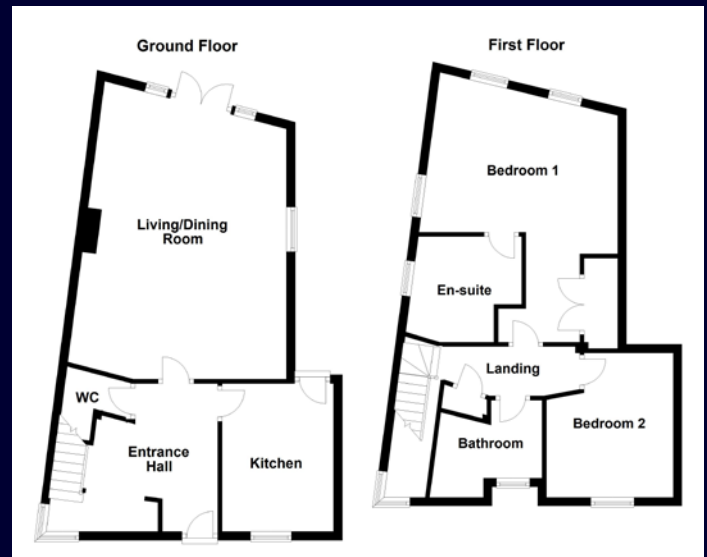
Energy Performance Rating: 283.86 kwh/m2/yr

## DIRECTIONS

Travelling along the N11 from the city centre southbound, turn left at Foxrock Church and continue along Kill Lane until you come to the cross roads/traffic lights (Lidl will be on your right). Turn left at the onto Deansgrange Road and continue along to the next cross roads. Turn left onto Brookville Park and turn left onto Rowanbyrn.

## VIEWING

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



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PSRA Licence no: 001631



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. Made with Metropix © 2009.

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