



**Sherry
FitzGerald**

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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. Ordnance Survey Ireland Licence No AU0017706 Ordnance Survey Ireland and Government of Ireland. PSRA Registration No. 002183.

For Sale

Asking Price: €545,000

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9 Brookfield Avenue,
Blackrock, Co Dublin

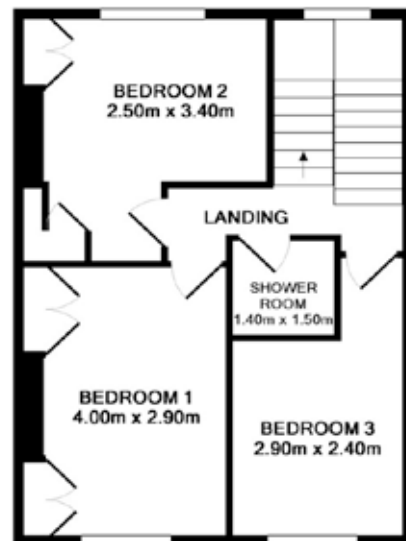
BER D1

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Layout of
Ground Floor



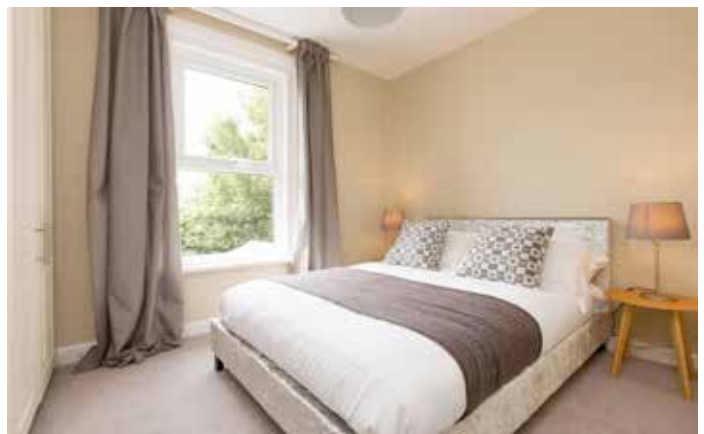
Layout of
First Floor



No. 9 Brookfield Avenue is a stunning three bedroom terraced home which comes to the market in excellent decorative order throughout. This is a fantastic opportunity to acquire a superb property in a great location and is sure to attract a wide audience from first time buyers to keen investors alike - early viewing is highly recommended.

The accommodation comprises; entrance hall with stairs leading to the upper floor, a spacious living room with feature fireplace and double doors lead through to the dining room off which lies the guest w.c. A modern kitchen/sun room with doors to the garden finish off the ground floor. On the first floor there are two spacious double bedrooms, a single bedroom and a shower room. The rear garden is a private space, accessed via the kitchen this is the perfect space for entertaining. No. 9 is further complemented by a south facing low maintenance garden which is decked and provides excellent entertaining space. There is also a built in shed for additional storage.

From the front door you are within easy walking distance of the fashionable village of Blackrock and the myriad of amenities that it has to offer including a wide range of specialist shops, restaurants, two shopping centers and fantastic transport links including the DART and QBC. Enjoy pleasant walks along the seafront in Blackrock or closer to home in Carysfort Park. There are an excellent selection of schools both primary and secondary close by including Blackrock College, St. Andrews College, Carysfort National schools, Hollypark National School and Sion Hill to name just a few in the immediate area.



ACCOMMODATION

Floor Area 103 sq mtrs approx. = 1109sq ft approx.

Entrance Hall: With tiled floor, radiator cover, ceiling coving and stairs leading to the first floor.

Living Room: To the front with tiled floor, ceiling coving, feature fireplace with gas coal effect inset, and doors to the dining room.

Dining Room: With tiled floor, radiator cover and ceiling coving.

Kitchen: With tiled floor, feature exposed brick wall, recessed lighting, fitted floor and wall units, subway tiled splashback, movable island, provision for fridge/freezer, Ignis dishwasher, 4 ring gas hob, Beko oven and double doors to the garden.

W.C: With tiled floor, wall mounted mirror, wash hand basin with storage and w.c.

Landing: With attic access.

Bedroom 1: Double bedroom to the front with built in wardrobes.

Bedroom 2: Double bedroom overlooking the rear with built in wardrobes.

Bedroom 3: Single bedroom to the front.

Shower Room: Fitted suite with tiled floor, tiled walls, recessed lighting, step in shower, wash hand basin and w.c.

GARDEN

No. 9 is further complemented by a south facing low maintenance garden which is decked and provides excellent entertaining space. There is also a built in shed for additional storage.

BER

BER D1,

BER No. 109804286

Energy Performance Indicator: 230.97kWh/m2/yr.

SERVICES

- GFCH
- TV points
- Phone points

SPECIAL FEATURES

- Beautifully presented home
- Double glazing
- Neutral décor
- Measuring 103sq.m/1109sq.ft
- Modern kitchen
- South facing decked rear garden
- Walking distance to Blackrock
- Close to local amenities
- Excellent bus and DART services
- Premier schools in vicinity

