



FLOOR AREA: 62 sqm (667 sqft)

BER: E1 (101604379)

VIEWING BY APPOINTMENT ONLY

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WYSE

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FOR SALE BY PRIVATE TREATY

**28 BROOKLAWN WOOD,
STRADBROOK ROAD,
BLACKROCK, COUNTY DUBLIN**



Asking Price: €375,000

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DESCRIPTION

Wyse are delighted to present number 28 Brooklawn Wood, Stradbroke Road, Blackrock to the market. This two storey, townhouse offers generously proportioned accommodation throughout and is presented for sale in turnkey condition. The property extends to c.62 sq.m. to include entrance porch, kitchen/dining room with modern fitted units, living room with open fireplace and under stair storage. The first floor offers two double bedroom both with sliderobes and a family bathroom completes the accommodation. The property benefits from additional storage in the attic. Outside there is a private patio to the front of the property overlooking the well maintained communal gardens.

LOCATION

Brooklawn is a mature development which is maintained to the highest of standards with beautiful landscaped grounds throughout the development. The location is second to none with Blackrock village within easy walking distance. There are a large choice of schools in the area including Blackrock College, Monkstown CBC, Rathdown and Rockford Manor. Blackrock village has a wide selection of restaurants, pubs and shops including two shopping centres. Other nearby attractions include Dun Laoghaire Harbour with marina, piers and coastal walks. The area is well serviced by transport links with a QBC and the DART within minutes walk along with the N11 providing ease of access to the City Centre.

FEATURES

- Superb location
- Gas fired central heating
- Designated parking
- Alarm
- Recently refurbished
- Hardwood double glazed windows
- Service Charge: €680 p.a.

ACCOMMODATION

Porch 1.26m (4'2"`) x 0.9m (2'11"`)

Kitchen/Dining Room 5.08m (16'8"`) x 1.8m (5'11"`)
Modern fitted kitchen with floor and wall units, tiled floor.

Living Room 5.9m (19'4"`) x 3.52m (11'7"`)
Solid wood floor, open fire place, understair storage

UPSTAIRS

Bedroom 1 3.7m (12'2"`) x 3.4m (11'2"`)
with carpet and built in sliderobes.

Bedroom 2 2.42m (7'11"`) x 3.7m (12'2"`)
with carpet and built in sliderobes.

Bathroom 2.41m (7'11"`) x 1.68m (5'6"`)
Tiled, w.c, w.hb, electric shower over bath

