

For Sale

Asking Price: €495,000



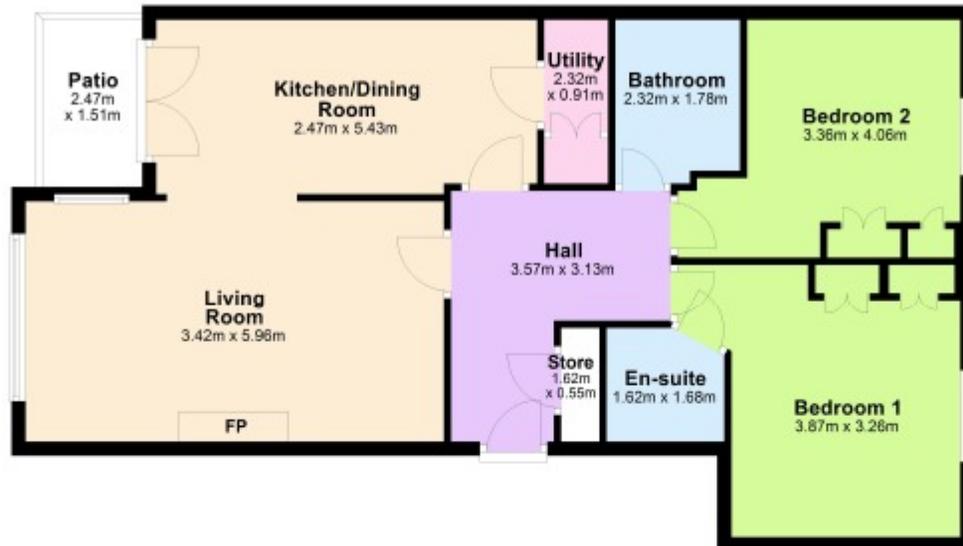
Apartment 2, House 2, Linden Square,
Blackrock, Co. Dublin, A94 DR58

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BER D1



Floor Plan



Welcome to this superb ground floor two-bedroom apartment, ideally positioned within the highly regarded Linden development in the heart of Blackrock. Offering a wonderful balance of space, light, and modern convenience, this home is perfectly suited to a wide range of buyers seeking comfort in a prime residential setting.

The apartment is thoughtfully laid out, with a bright and spacious living room that flows seamlessly into the kitchen, creating an open and inviting living space ideal for both everyday living and entertaining. The kitchen benefits from direct access to a private south-facing patio area, allowing natural light to flood the space and providing the perfect spot for outdoor dining or relaxing in the sun.

Accommodation comprises two well-proportioned bedrooms, including a generous main bedroom complete with an ensuite bathroom. A large, well-appointed main bathroom serves the second bedroom and guests, while a separate utility room adds valuable practicality and storage.

Linden is a mature and beautifully maintained development, renowned for its landscaped communal gardens and peaceful atmosphere. Residents benefit from secure underground parking, with this property enjoying the rare advantage of two designated parking spaces, further enhancing its appeal.

Situated in one of Blackrock's most desirable locations, the property enjoys easy access to a wealth of local amenities, including shops, cafés, and excellent transport links, making it an ideal choice for those seeking both comfort and connectivity.

SPECIAL FEATURES

- Superb, two bedroom ground floor apartment
- South facing private patio area
- Measuring 80sq.m.
- Two designated parking spaces
- Walking distance to N11 and Stillorgan and Blackrock Villages
- Landscaped communal gardens
- Underfloor electric heating
- Service Charge: €5000 per annum

ACCOMMODATION

Floor Area: 80sq.m. / 861sq.ft. approx.

Entrance Hall Welcoming entrance hallway with wood flooring, ceiling coving. Good storage cupboard space.

Living Room Open plan living room with dual aspect windows, wood flooring, large stone mantle with brick interior, South facing flooding room with light, open into kitchen.

Kitchen/Breakfast Room Large room directly accessed from living room and hallway. Good range of wall and floor cabinets, with laminate worktops, hob and single oven with under cabinet lighting and tiled splashback. Double doors lead to private patio area. Space for dining table and chairs.

Utility Room Accessed from kitchen providing more storage and plumbed for washing machine and dryer.

Bedroom 1 Large double bedroom with wood flooring and pendant light, good range of built in wardrobes. Window overlooking the gardens.

Ensuite Fully tiled with shower cubicle, wash hand basin and wc.

Bedroom 2 Double bedroom with wood flooring, ceiling coving, pendant lighting and window overlooking the gardens.

Bathroom Tiled floor and partially tiled walls with large mirror, bath with shower over, wash hand basin and wc.

GARDEN

Lovely south facing private patio area and the development has lovely landscaped communal gardens. The property benefits from two designated underground parking spaces.

BER

BER D1, BER No. 104829759

Energy Performance Indicator: 254.77 kWh/m²/yr



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