

For Sale

Asking Price: €745,000

Sherry
FitzGerald



16a Proby Square, Blackrock,
Co. Dublin, A94 K1W9

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BER C2





16A Proby Square is a charming, two bedroomed detached residence built in the 1980's. Ideally situated just minutes from the bustling village of Blackrock, it is certain to appeal to a wide selection of house hunters. Boasting a mature private west-facing garden to the front and a rear garden with vehicular access. This fine home also enjoys the benefit of a sunny balcony which is accessed off the living room on the first floor.

The property is well-presented throughout and is decorated in soft neutral modern tones throughout. It comprises of an entrance hall, double bedroom on the ground floor, bathroom, utility/storage, open plan kitchen/dining opening out onto the walled rear garden. Upstairs is the main bedroom with ensuite and a large, bright and airy living room which boasts access onto the sunny balcony – the perfect spot to relax in the evening sunshine and enjoy your surroundings.

The location is second to none. Proby Square is a mature residential area within a short stroll of Blackrock village. Within striking distance is a range of seaside walks, popular restaurants, cafes and a variety of shopping facilities. There are excellent schools and colleges nearby with Carysfort National School and UCD Smurfit just across the road. The DART at Blackrock station provides easy access to the City Centre while there are several local bus services that make the City Centre and Sandyford Industrial Estate easily accessible.

All in all, this is a superb opportunity to acquire a comfortable home in a prime residential location. This home is certain to be of interest to first time buyers or those seeking a more manageable sized home.

SPECIAL FEATURES

- Detached home minutes from Blackrock village
- Measuring 116sqm/1250sqft approx.
- Well-presented throughout
- Vehicular access to the rear
- Mature, private front garden
- West facing balcony accessed off the upstairs living room
- Two double bedroom, main with ensuite
- GFCH

ACCOMMODATION

Floor Area: 116sq.m / 1,250sq.ft approx.

Hallway Semi solid wooden flooring, dado rail, ceiling coving, radiator cover, understairs storage.

Storage Closet/Utility With fitted shelving and plumbed for washing machine.

Bedroom 2 Double room overlooking front gardens, carpet flooring, fitted Sliderobes.

Bathroom Semi solid wooden flooring, wc, wash hand basin, bath, tiled walls, extractor and central light.

Kitchen/Dining Laminate flooring, wood panelling on walls, two windows overlooking rear, integrated fridge freezer, dishwasher, Indesit electric double oven, wooden ceiling beams, glass block window to side, patio door to rear garden.

Upstairs

Bedroom Double room with carpet flooring, window overlooking rear gardens, central light and fitted wardrobes.

En suite Tiled floor, wood panelled walls, wc, wash hand basin, Velux rooflight, electric shower, fully tiled around shower.

Living Room Lovely bright room with carpet flooring, central light, ceiling coving, fireplace with gas fire inset, black hearth and white decorative mantle. Large picture windows and French door opening onto sunny balcony overlooking front gardens.

GARDEN

Boasting a mature private west-facing garden to the front and a rear garden with vehicular access. This fine home also enjoys the benefit of a sunny balcony which is accessed off the living room on the first floor.

BER

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