

For Sale By Private Treaty



## 1 Rockford Terrace

Deansgrange Road,  
Blackrock, Co. Dublin



2 Bedroom End of Terrace House  
c.84sq.m. / 902sq.ft.



**FINNEGAN**  
Menton

## Location:

Location is second to none, excellently situated on the Deansgrange Road, easy access is afforded to all of the amenities Blackrock and Monkstown has to offer to include the best of shopping, cafes, restaurants and supermarkets, to name but a few. Public transport is also well catered for with bus routes, including the 46a, direct to the city centre. The N11 and M50 are also easily accessible.

## Description:

Finnegan Menton are delighted to present this superb 2 bedroom end terrace period townhouse. One of only 3 red brick houses in this small private terrace with open green areas beside and opposite in addition to a private east facing rear garden. Tastefully decorated and presented throughout, this property has been refurbished and upgraded to a high standard in recent years

The light filled accommodation comprises of a generous interconnecting living / dining room, a bright and spacious kitchen / breakfast room and an easy to maintain sunny rear decked garden, ideal for al-fresco dining. The master bedroom is simply stunning with its distinctive exposed red brick wall with feature open fireplace.



## Features:

- Fabulous Blackrock location.
- Red brick terrace of only 3 houses.
- Open green areas beside and opposite.
- East facing rear garden with large decked area.
- Kitchen appliances all included.
- Shutters, blinds, carpets all included.
- On street parking permit for 2 spaces (€40 per annum per space).
- Close to Blackrock College RFC.
- Bright and light filled red brick period property.
- Plantation shutters on all windows to the front of the property.
- Recessed lighting.
- Wooden flooring throughout.
- Easy to maintain rear garden.
- Gas fired central heating.
- Alarm system.
- Wired for UPC and Sky.
- Telephone point.

Floor Area: c.84sq.m. / 902sq.ft.

The accommodation briefly comprises of an entrance hallway, spacious living room / dining room with double doors to a bright and airy kitchen / breakfast room that leads to the enclosed rear garden. Upstairs comprises of two double bedrooms and a master bathroom.

Ground Floor

## Entrance Hall

Whitewash wooden flooring.

## Living Room

c.7.59m x 4.19m

Bright and spacious room. White washed wooden flooring. Feature fireplace with coal effect gas fire insert. Hot press with lagged cylinder. Access to understairs storage. Double doors to:

## Kitchen / Breakfast Area

c.4.30m x 3.78m

Range of solid wood wall and base units with tiled splashback incorporating washing machine, dishwasher, oven, gas hob, extractor fan and fridge / freezer. Velux window providing natural light.

## Stairs to Landing

Wood flooring, access to attic.

First Floor

## Master Bedroom

c.4.22m x 3.69m

Stunning bedroom located to the front. Double room. Feature brick wall and open fireplace. White washed wooden flooring.

## Bedroom 2

c.3.83m x 2.31m

Double bedroom located to the rear. Wooden flooring.

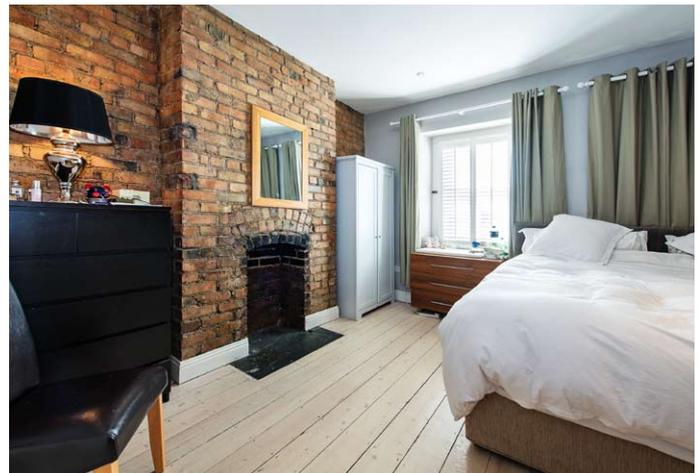
## Bathroom

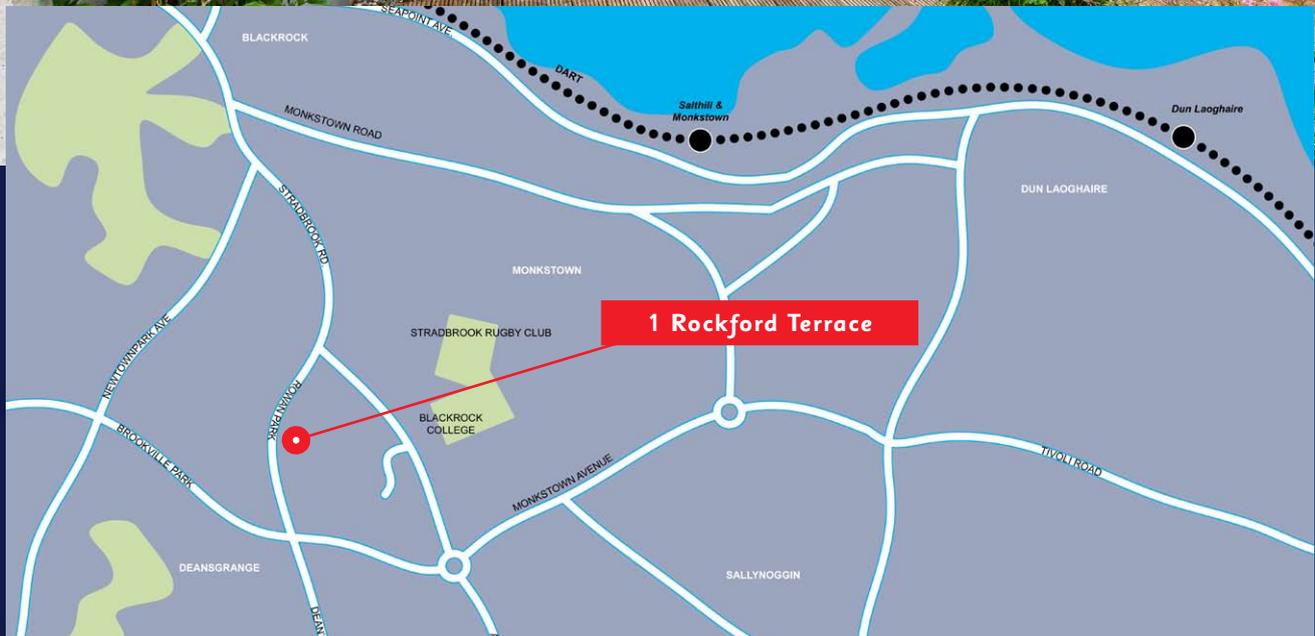
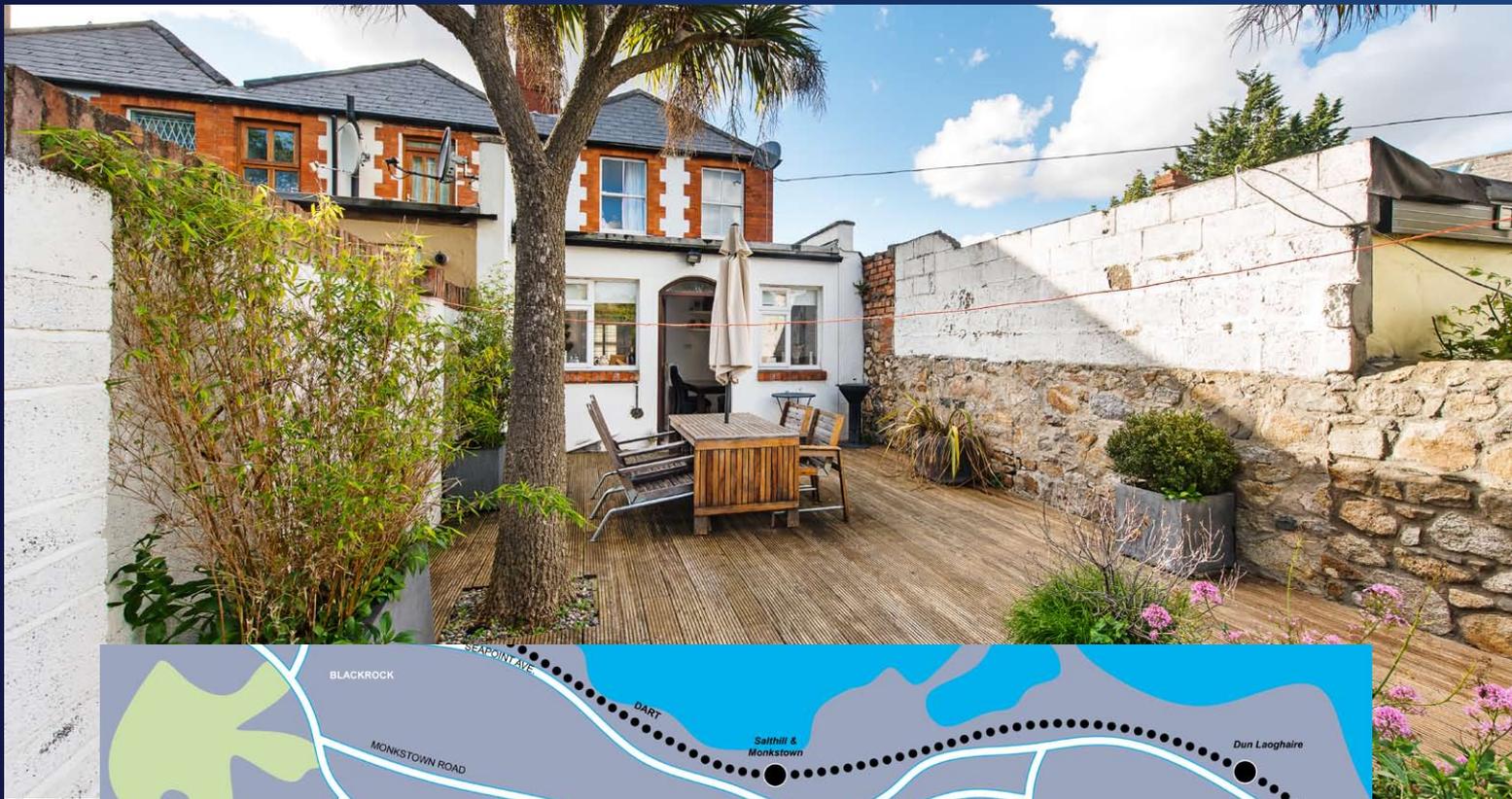
c.1.93m x 1.80m

Located to the rear. White suite incorporating bath with overhead electric shower and tiled surround, w.c. and w.h.b.

## Outside

To the rear there is an enclosed, east facing garden which is easy to maintain and laid out mainly in decking with a barna shed.





## Directions:

From Blackrock Village continue up Temple Hill Road right onto Stradbroke Road and 1 Rockford Terrace is on the left hand side of Deansgrange Road just after Rowan Park and before Rockford Park.

## Heating:

Gas fired central heating.

## BER:

B.E.R.: F 437.57kWh/m<sup>2</sup>/yr  
B.E.R. Number: 104496039

## Price:

On Application.

## Viewing:

By appointment only with sole agents Finnegan Menton  
Contact Glenn Burrell on 01 614 7900



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