

4 LINDEN SQUARE

Blackrock, Co. Dublin

FOR SALE



BER C3

4 LINDEN SQUARE

This bright and generously proportioned second floor apartment is situated in this much sought after development just off Grove Avenue, Blackrock.

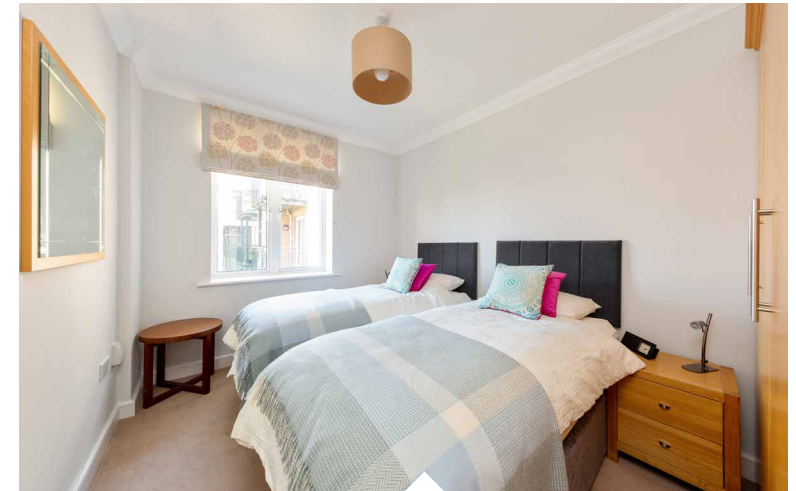
A beautifully presented two double bedroom apartment on the second floor (with lift). Extending to approx. 77 sq. m / 830 sq. ft. The well proportioned accommodation briefly comprises entrance hall with storage cupboard.





ACCOMMODATION

To the left is a sizeable living / dining room with sandstone fireplace with electric fire insert. Adjacent is a fully fitted kitchen breakfast room with separate utility. A west facing balcony is accessed from both the kitchen and the living room – an ideal spot for capturing the afternoon sun and benefiting from a pleasant garden view. There are two spacious double bedrooms, the main bedroom with a recently fitted en-suite shower room, both with ample wardrobe space. A recently fitted family bathroom completes the accommodation. No. 4 is extremely well presented throughout and could be occupied without further expense. The apartment benefits from one designated underground parking space.



LOCATION

Linden Square is a private and well maintained development that has matured nicely with attractive gardens and landscaping. It is situated off Grove Avenue, providing easy access to both Mount Merrion and Blackrock Villages with their wide variety of shopping facilities to include the Blackrock and Frascati Centres.

There is an excellent choice of a number of primary and secondary schools in the area to include Sion Hill School, Blackrock College, Willow Park School, St Andrews, Scoil St Theresa & Colaiste Eoin to name but a few. The QBC is virtually on your doorstep bringing you from the peaceful surroundings of Blackrock to the thriving City Centre in a matter of minutes.

The Dundrum and Merrion shopping centres are also close by offering an even wider shopping selection. Due to the fabulous situation of this property in Blackrock, an ocean breeze and an ocean view are never too far from your door. For recreational facilities Blackrock Park and Blackrock Bowling and Tennis Club are nearby.



FEATURES

- Secure underground car parking space
- Fully fitted modern kitchen
- Dual aspect apartment
- Sunny west facing balcony
- Well maintained gardens
- Lift Access



DETAILS**BER:** C3 **BER Number:** 101573384**Approx. size:** 77 sq. m / 830 sq. ft.**Viewings:** By Appointment / Virtual Viewing**THINKING OF SELLING?**


If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT

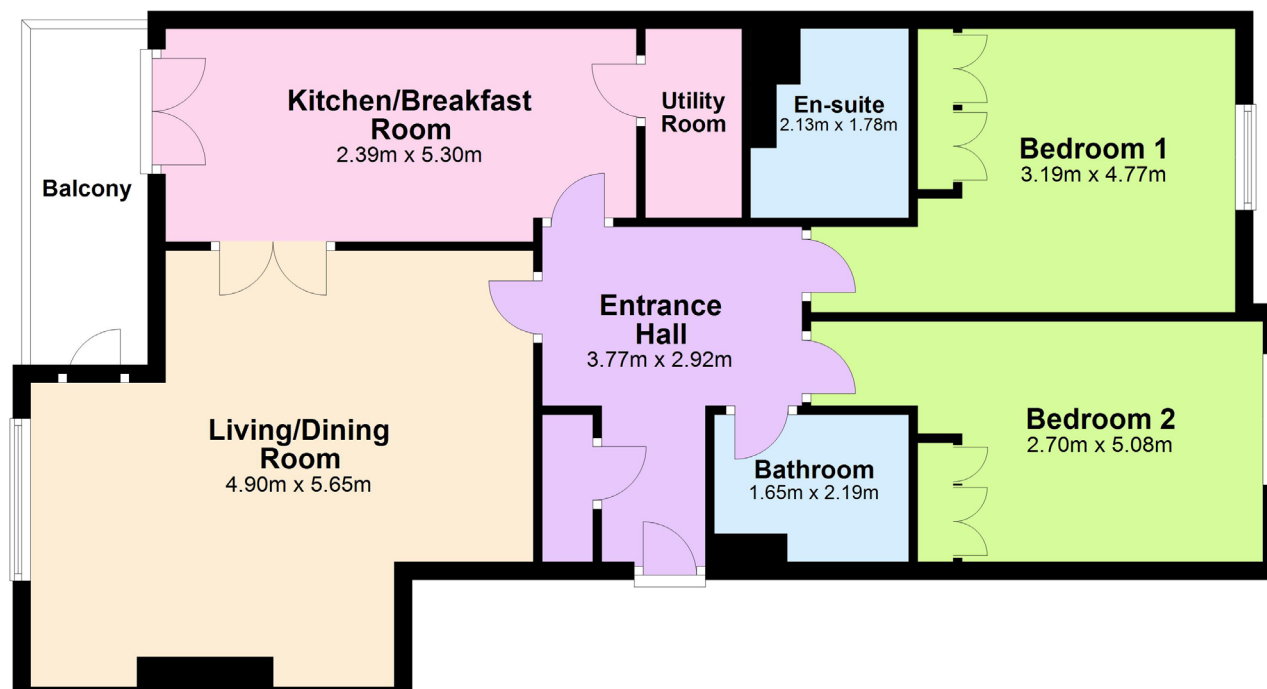
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FLOOR PLANS

NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



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Subject to Contract/ Contract
Denied/ Without Prejudice

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