

IB GRANVILLE COURT

Granville Road, Blackrock, Co. Dublin

FOR SALE





1B GRANVILLE COURT

1b Granville Court is a charming 2 bedroomed detached residence measuring approximately 72sqm / 775 sq. ft of living space with an additional 72 sq. m / 775 sq. ft of storage on the lower ground floor. Situated on a quiet road, off Newtownpark Avenue, just a short drive to both Monkstown, Blackrock and Stillorgan villages.







ACCOMMODATION

Entered via electric vehicular gates into a sunny front garden, with off street parking for several cars. The hall door opens into a bright hallway, to the right is the open plan kitchen, fully fitted with various floor and wall units, integrated appliances and breakfast bar. The living room is off the hallway to the rear of the property with feature gas coal effect fire and stone heart surround. There are two double bedrooms, the main with en-suite and the second with fully tiled jack and jill style bathroom. A stira stairs provides access to the floored attic space. There is access to the lower ground floor both internally from a side door in the kitchen and externally via a pedestrian side gate and steps. The lower ground floor has 3 generous sized storage rooms, bathroom and plant room.







GARDENS • LOCATION • FEATURES

Outside the secluded private front garden is landscaped, with high hedging and low planted ever green borders. The rear garden is laid with decorative gravel with planted borders, patio and two purpose built garden sheds, perfect for storage.

1B Granville Court provides easy access to Booterstown, Monkstown and Blackrock Village with its wide variety of shopping facilities including two shopping centres. When driving, the N11 is a moment's notice from your doorstep and the QBC bus routes running along the N11 providing

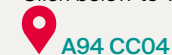
easy and swift public transport to the City Centre.

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 Michaels College, St Andrews, Mount Anville, Scoil St Theresa, Colaiste Eoin & Iosagain to name but a few.

For recreational facilities Blackrock Park and Blackrock Bowling and Tennis Club are nearby. Elm Park Golf and Sports Club, UCD Sport and Fitness Club and West Wood Club are also close.

LOCATION MAP

Click below to view the location map for 1B Granville Court



VIDEO

Click link below to view virtual tour



SIZE

72 sq. m / 775 sq. ft. Approx.

BER

BER: B2

BER No: 107938656

Energy Performance Indicator: 103.43 kWh/m²/yr

FEATURES

- Double Glazing Windows Throughout
- Floored Attic Space
- Private Front Garden
- Gas fired central heating & Alarm
- Off street parking for several cars



VIEWING

By appointment with Knight Frank.

CONTACT



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

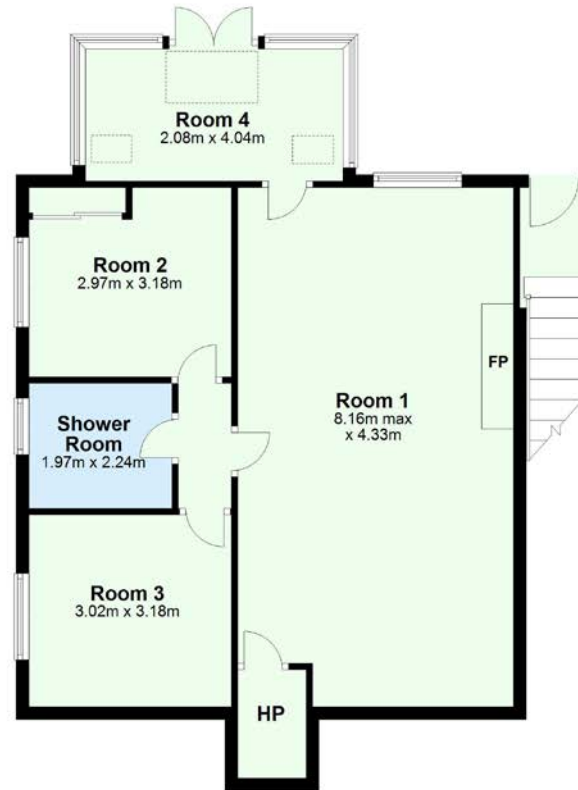
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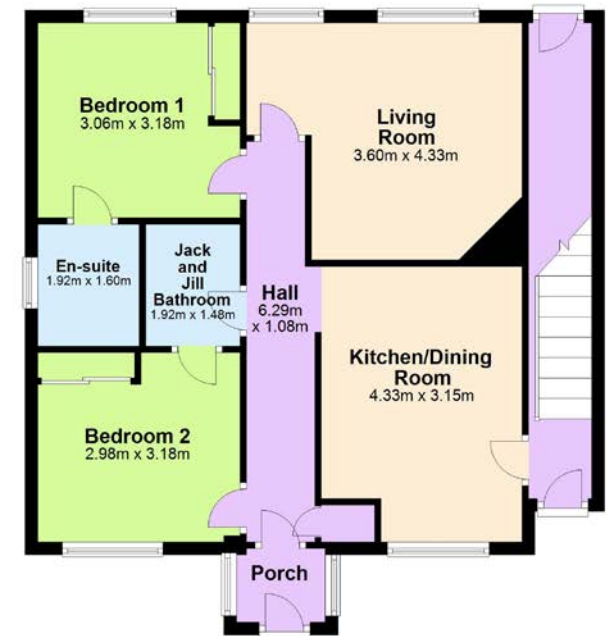
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FLOOR PLANS

Lower Level



Ground Floor



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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