



20 Sweetman's Avenue

Blackrock, Co. Dublin A94 D9X6

Morrison Estates



For Sale by Private Treaty

Charming 2-Bed End-of-Terrace Home on Sweetman's Avenue, Blackrock.

Located in the heart of Blackrock village, directly opposite the Garda station, this delightful end-of-terrace two-bedroom home is full of character and convenience. Set on the highly sought-after Sweetmans Avenue, the property enjoys a superb location beside Frascati Hall Apartments, just moments from the village's vibrant amenities, coastal walks, and excellent transport links.

Upon entering, you are greeted by a welcoming entrance hallway leading to a bright front living room, full of warmth and charm. Clever use of space includes understairs storage, while a door from the hallway opens to a practical shower room and a separate guest wc.

To the rear, a modern extended kitchen provides a stylish and functional space ideal for cooking and dining. From here, door opens out to a beautifully mature rear garden—landscaped and thoughtfully laid out with paving and a new garden shed, offering a peaceful and private outdoor retreat. To the front there is a lawned and landscaped front garden which offers potential to be converted into offstreet parking if required.

Upstairs, the property features two generous double bedrooms, both filled with natural light, as well as a feature sun terrace area off rear bedroom.

With its charming features, modern upgrades, and unbeatable central Blackrock location, this lovely home offers an exceptional opportunity for those seeking style, convenience, and village living.

Whether you are looking to upsize, downsize or rightsize, don't miss the opportunity to make 20 Sweetman's Avenue your perfect home!

Features

- Well proportioned, bright, spacious accommodation extending to c. 66 Sq. M. (710 Sq. Ft)
- Beautifully presented two-bedroom end of

terrace home with kitchen extension to rear

- Prime location in the centre of Blackrock village in a prime residential setting
- Presented in pristine, walk into condition throughout
- Bright, well appointed interior with tasteful colour schemes - walk-into condition
- Gas Fired Central Heating
- Easily managed mature rear garden courtyard and front garden
- Turnkey condition with strong future potential
- Prime location in a highly desirable neighbourhood, just a short stroll to the village and DART and with easy city centre access.

Accommodation:

Extending to approximately 66 sq.m (710 sq.ft), the accommodation is bright, well proportioned with a kitchen extension to rear, and beautifully maintained throughout.

Ground Floor:

Entrance Hall: Welcoming hallway with feature oak wooden flooring and stairs to the first floor, and door to

Living Room: 4.80m x 3.27m Bright and comfortable living room to front with feature fireplace and oak wooden floors, window overlooking front garden providing excellent natural light.

Shower Room: 2.27m x 1.31m with built in shower area, whb unit with under storage, window to rear, fitted vanity unit, storage area / hot press

WC: with wc, tiled floor and window to side aspect

Kitchen: 4.13m x 3.21m Extended kitchen fitted with a range of kitchen units and worktops, tiled splashback, 4-ring electric hob, built in oven, fridge freezer, utility storage units, wooden flooring, window overlooking rear garden, door leading to rear courtyard and garden.

First Floor:

Landing area: Stairs leading to landing opening to bedrooms

Bedroom 1: 3.35m x 3.27m Large double

bedroom overlooking front aspect.

Bedroom 2: 4.25m x 2.97m Comfortable second bedroom with door to sun terrace area overlooking rear courtyard.

Outside

There is an entrance gate to front with a lawned garden and mature planting, (option to convert to a driveway if required). To the rear there is a private, low-maintenance rear courtyard set out in stone paving and with a new garden storage shed. The space offers a tranquil outdoor space perfect for relaxing or dining al fresco.

Location

Sweetman's Avenue enjoys a superb Blackrock village location within walking distance of the Village and the DART, offering quick and easy access to Dublin city centre.

Nearby amenities include a great selection of cafés, shops, and restaurants, along with scenic coastal walks and excellent public transport connections.

This is one of south Dublin's most sought after locations with Monkstown and Dun Laoghaire all within easy reach, making this a highly convenient and desirable address.

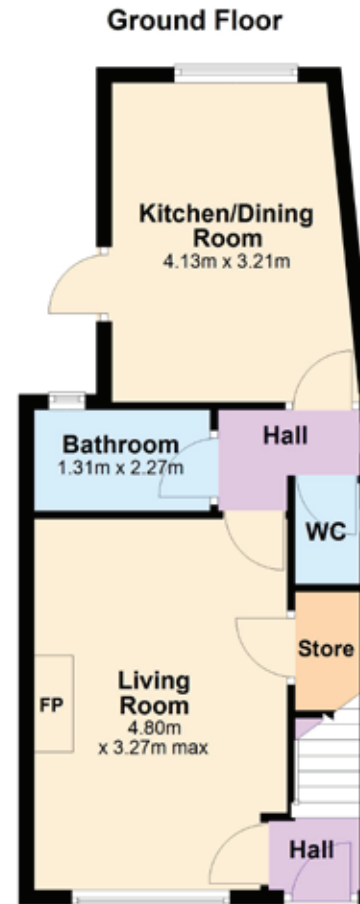


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