



45 Les Buissonnets, Sweetman's Avenue, Blackrock,
Co. Dublin A94WV06

Beirne
& Wise



Les Buissonnets is a distinctive, modern apartment complex with communal gardens and secure underground parking. No. 45 is a large (86sqm/925sq.ft) second floor, two bedroom apartment, presented in excellent condition and comes fully furnished.

The entrance hall has a large storage closet and hot press. The living/dining room is a large light filled room with views towards Blackrock village. The modern kitchen boasts an extensive range of Cherrywood wall and floor units. The 2 bedrooms are both double rooms with fitted wardrobes. The bathroom completes the accommodation.

Les Buissonnets enjoys an excellent location in Blackrock within easy reach of excellent shopping and leisure facilities, UCD and excellent public transport link along the N11. This fine development is extremely popular due to its location and layout with generous open areas, landscaped grounds, private parking and its proximity to Blackrock Village with its extensive range of shops, boutiques, cafes, restaurants and two shopping centres on your doorstep. No 45 is also within walking distance of the DART and sea front.

Special Features

- Electric heating
- Secure car parking
- Two double bedrooms
- Close to Blackrock village
- Lift
- Fully furnished
- Fully fitted kitchen
- Communal gardens



Accommodation

HALL

Polished timber floor. Large cloaks cupboard. Large hot press with further storage.

LIVING/DINING ROOM

8.4m (max) x 4.28m

Bright and spacious reception room with architectural curved wall. Polished timber floor. Three windows to the front aspect. Balcony doors.

KITCHEN

2.25m x 3.88m

This is a fully fitted kitchen with a tiled floor, a range of Cherrywood floor and wall units with stainless steel sink unit with tiled splash back, electric oven, hob and extractor fan. Integral Fridge/freezer. Dish washer and washing/Dryer machine.

BEDROOM 1

3.50m x 3.60m

A large double room with fitted wardrobes. Window to the front aspect.



BEDROOM 2

3.50m x 2.80m

A double room with fitted wardrobes. Window to the front aspect.

BATHROOM

Tiled floor and partially tiled walls, the bathroom suite comprises a bath with hand held shower attachment, W.C and wash hand basin.

OUTSIDE

There is designated underground parking accessed off Sweetman's Avenue. There are lovely manicured grounds within the development and include areas in lawn, patios with mature shrubbery and specimen trees throughout.

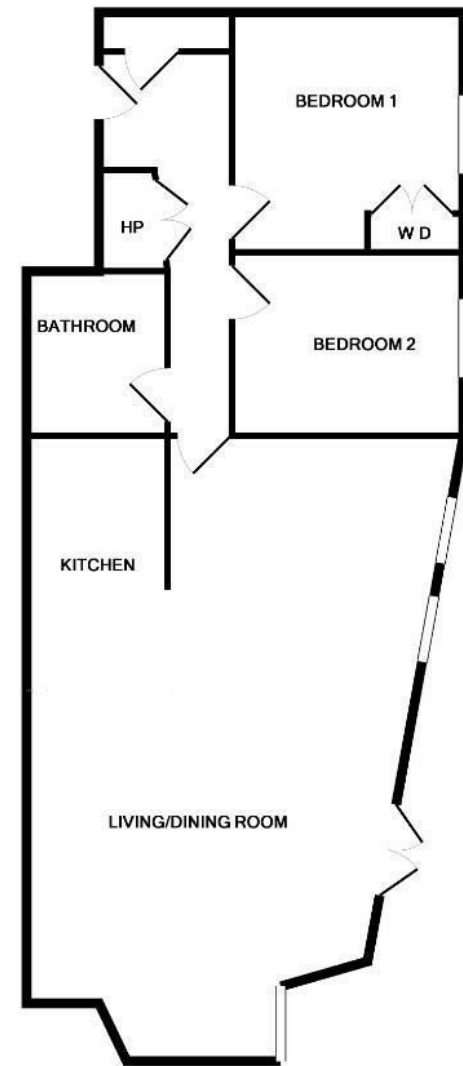
B E R

Ber No. 108159021

Output. 245.68 kWh/m²/yr

BER D1





Beirne
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