



1 The Courtyard, Newtown Avenue, Blackrock,
Co. Dublin A94E8R2

Beirne
& Wise



SHORT TERM LETTING WITH A MINIMUM 6 MONTHS LEASE *

No 1 The Courtyard is a semi-detached townhouse (62sq.m) ideally situated on the corner of Newtown Avenue and Seapoint Avenue in Blackrock.

The well laid out accommodation comes furnished and briefly comprises; Entrance porch, well equipped kitchen/dining room with double doors to the living room with a feature fireplace. Upstairs there are two double bedrooms and a refitted shower room.

The location is one of great convenience with an enviable range of amenities at hand, within a short stroll to Blackrock Village, Seapoint DART station and the seashore.

Features

- Two bedroom townhouse
- Stroll to Blackrock Village
- Furnished Accommodation
- Alarm
- Small courtyard setting
- Close to Seapoint DART
- Double glazed windows
- One car parking space

Accommodation

ENTRANCE PORCH

Window to side aspect. Storage.

KITCHEN/DINING ROOM

2.70m x 4.40m

Fully fitted kitchen with wall and base units with work surfaces over. Sink unit, appliances include; electric oven and hob, dishwasher, fridge and washer/dryer. Large storage press with gas boiler serving the heating and hot water systems. Double doors to:

LIVING ROOM

3.90m x 4.40m

Feature fireplace. Stairs to first floor. Window to the front aspect.





FIRST FLOOR LANDING

Roof window.

BEDROOM 1

3.40m x 3.50m

Double bedroom. Deep wardrobe. Window to the front aspect.

BEDROOM 2

3.20m x 2.60m

Double bedroom. Fitted wardrobes. Window to the front aspect.

SHOWER ROOM

Refitted suite with shower, vanity wash hand basin and W.C. Roof window.

OUTSIDE

Small terrace to the front. One car parking space.

B E R

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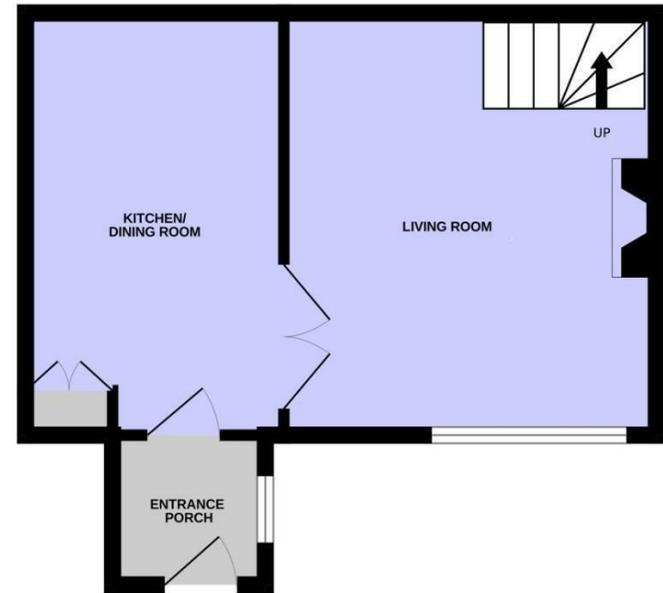
Output. 329.07 kWh/m²/yr





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