



Apt 2 Brock Hall, Brocks Lane, Dun Laoghaire,
Co Dublin. A96 DP73

Beirne
& Wise



No. 2 is a bright and spacious first floor apartment, extending to a generous 79sqm. The accommodation comprises a reception hall, open plan kitchen/living/dining room with a separate study off that could also suit as a playroom or guest bedroom. There are two double bedrooms, one with an ensuite shower room and a main bathroom. The apartment benefits from two balconies, a smaller private balcony off the second bedroom with a westerly aspect and a large, decked balcony off the living room. There is one designated underground parking space.

Although the property requires upgrading, it offers a superb opportunity to create an outstanding home in this small development.

Brock Hall is a superbly located development comprising 9 apartments, located just off York Road, this is a central location offering excellent public transport links across Dublin. The DART station is just a 10 minute walk and bus routes outside the door of the development offer services to the City Centre, Sandyford and Bray. Dun Laoghaire and Bloomfield Shopping centres are both within 1km providing retail, food, leisure and cinema. Dun Laoghaire is a bustling weekend destination with busy coffee shops and restaurants while the Sunday Food Market along the seafront is popular with both locals and those travelling for further afield. Local parks include the People's Park and De Vesci Gardens, as well as the Pier walks make this a great setting.

Features

- First floor spacious apartment
- Two balconies
- Study/playroom or guest bedroom
- Close to bus and Dart services
- Gas heating system (untested)
- Two double bedrooms with main ensuite
- In need of general upgrading
- Underground secure car parking space
- Superb range of amenities close by
- Comfortable C2 energy rating

Accommodation

HALL

Spacious hallway with hot press and a utility press.

LIVING/DINING ROOM

4.05m (max) x 5.95m

Bright and spacious reception room with wall to wall windows to the rear with a sliding door to:

BALCONY

3.42m x 2m

Private outside space.

KITCHEN

2.70m x 2.10m

Wall and base units with worksurfaces over. Sink. Plumbing for washing machine. Gas heating boiler (untested)



STUDY

2.12m x 4.58m

Double doors to this versatile space, ideal as a study, playroom or guest bedroom. Window to the rear aspect.

BEDROOM 1

2.86m x 3.68m

Double bedroom with windows to the front and side aspect. Wardrobe.

ENSUITE

Shower cubicle, pedestal wash hand basin and W.C.

BEDROOM 2

2.26m x 3.68m

Double bedroom. Wardrobe. Door to:

BALCONY

Westerly aspect.

MAIN BATHROOM

Bath with shower. Pedestal wash hand basin, W.C.

UNDERGROUND CAR PARK

Secure parking for one vehicle. Space number 2.

SERVICE CHARGE

€3,517.77 per annum (2025)

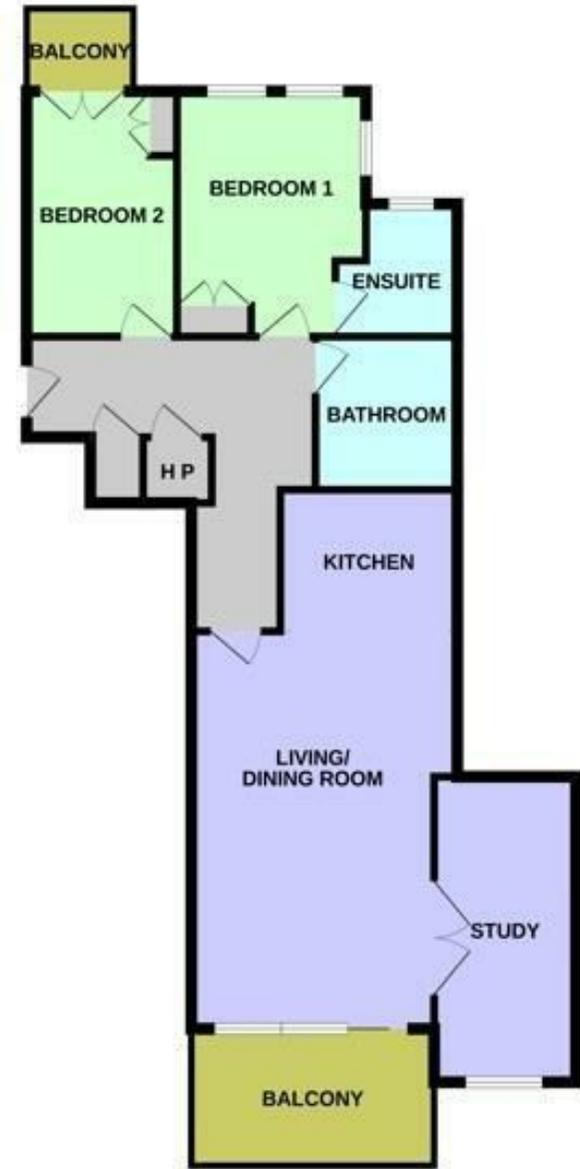
Brock Hall Management CLG

B E R

Ber No. 105962187

Output. 177.54 kWh/m²/yr





**Beirne
& Wise**

12a Carysfort Avenue, Blackrock, Dublin,
t: 01 2880900
e: info@beirnewise.ie
www.beirnewise.ie

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.