



49 The Pines, Rockford Manor, Stradbroke Road, Blackrock,  
Co. Dublin A94 X7W1

Beirne  
& Wise



No. 49 is a spacious ground floor furnished apartment set in this gated development off Stradbrook Road in Blackrock. The recently painted accommodation extends to approximately 70sq.m and briefly comprises: Hall, spacious living room with access to a large terrace, fitted kitchen/dining room, two bedroom and a bathroom. Outside there is residents car parking and communal gardens.

Rockford Manor is a private development, accessed through electronic gates set in wonderfully landscaped gardens within walking distance of local shops and close to all the amenities of both Blackrock and Monkstown villages. Good public transport includes bus routes (including QBC) and the DART in Monkstown.

## Features

- Ground floor furnished apartment
- Gas heating
- Secure car parking
- Recently redecorated
- Two bedrooms
- Double glazed windows
- Close to both Monkstown and Blackrock
- New floors

## Accommodation

### HALL

Intercom. Hot press.

### LIVING ROOM

3.65m x 6.20m

Feature fireplace with fitted gas fire. Window to the front aspect. Gas boiler serving the heating system. Door to:

### TERRACE

4.88m x 2.06m

Large terrace to the front of the apartment.

### KITCHEN/DINING ROOM

5.18m x 2.70m

Fitted with a range of wall and base units with worksurfaces over. Electric oven and hob, integrated fridge/freezer, washer/dryer and dishwasher.





**BEDROOM 1**  
3.02m x 3.48m  
Double bedroom with a window to the front aspect. Fitted wardrobes.



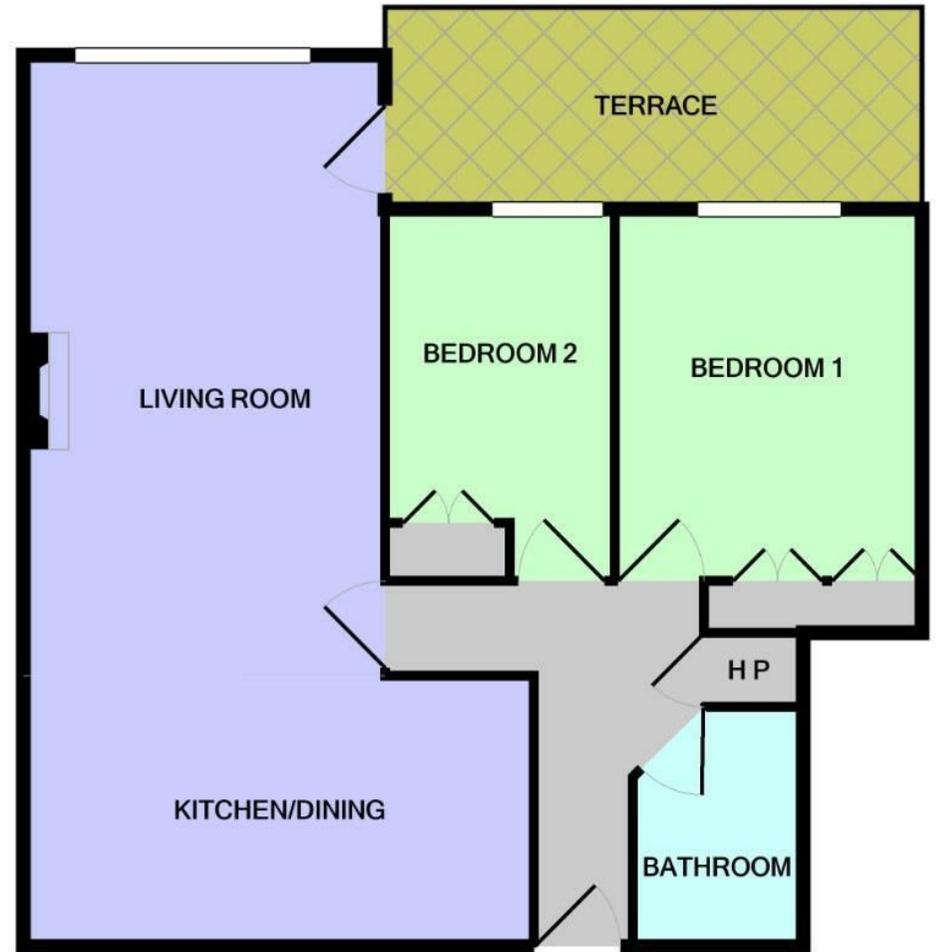
**BEDROOM 2**  
2.30m x 3.48m  
Single bedroom with a window to the front aspect. Fitted wardrobes.

**BATHROOM**  
Bath with Mira shower. Wash hand basin and W.C. Half tiled walls and tiled floor.

**OUTSIDE**  
Communal gardens and residents car parking.

**B E R**  
Ber No. 109092742  
Output. 133.42 kWh/m<sup>2</sup>/yr





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