

Breslin

FOR SALE

**34 ORPEN GREEN
STILLORGAN GROVE
BLACKROCK
Co. DUBLIN A94X7P3**



ATTRACTIVE MID-TERRACED TWO STOREY RESIDENCE, SITUATED OFF STILLORGAN PARK ROAD & CONVENIENT TO BOTH THE N11 QBC & DART AT BLACKROCK. THE ACCOMMODATION INCLUDES C.78.95 SQ.M/850 SQ.FT. & COMPRISES OF LOUNGE, LARGE KITCHEN/BREAKFASTROOM, GUEST WC, 3 BEDROOMS & BATHROOM. THE PROPERTY BENEFITS FROM DOUBLE-GLAZED WINDOWS & GAS-FIRED CENTRAL HEATING. THE ORPEN ESTATE BENEFITS FROM A C. 7-ACRE OPEN PARKLAND WITH TENNIS COURTS TO THE WESTERN END. REAR GARDEN IN LAWN. REQUIRES REFURBISHMENT. VIEWING BY APPOINTMENT ONLY.

PRICE: €495,000

BER D1

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ACCOMMODATION

ENTRANCE HALL

With guest WC & WHB. Tiled floor.

LOUNGE

c.4.60m x 3.30m

With fireplace, bay window and doors to dining area.

LOUNGE / BREAKFASTROOM



LOUNGE



KITCHEN/

3.27m x 5.08m With fitted units, breakfast area, fridge/freezer.

KITCHEN/ BREAKFASTROOM



BREAKFASTROOM

With washer/dryer, electric oven & grill, hob with extractor fan over. Sliding door to the rear garden. Ideal Logic gas-fired boiler replaced c. 2015.

BEDROOM NO. 1

c.3.57m x 2.15m Double room with built-in wardrobes and bay window.

BEDROOM NO. 2

c.3.34m x 3.21m Double room with built-in wardrobes. Window to rear aspect. Polished floorboards.

BEDROOM No. 2



BEDROOM No. 3

c. 2.78m x 2.26m Single room with a built-in wardrobe.

BATHROOM

c. 2.59m x 1.81m Tiled floor, WHB, WC, bath & mixer shower.

CENTRAL HEATING

Gas-fired central heating on radiators. C. 2015 Ideal Logic gas-fired boiler installed. Dual immersion in hot press.

GARDENS

Front: The front garden has a cobbled driveway for 1-2 cars.

Rear: Mainly in lawn. Wooden garden Shed.

ORPEN ESTATE PARK



PARKLAND AREA



SERVICES

All main services are connected to the property i.e mains water, mains sewer, electricity, gas, telephone connection, Cable TV. Alarm system.

FLOOR AREA

c. 78.95 sq.m. / 850 sq.ft.

PRICE €495,000

VIEWING

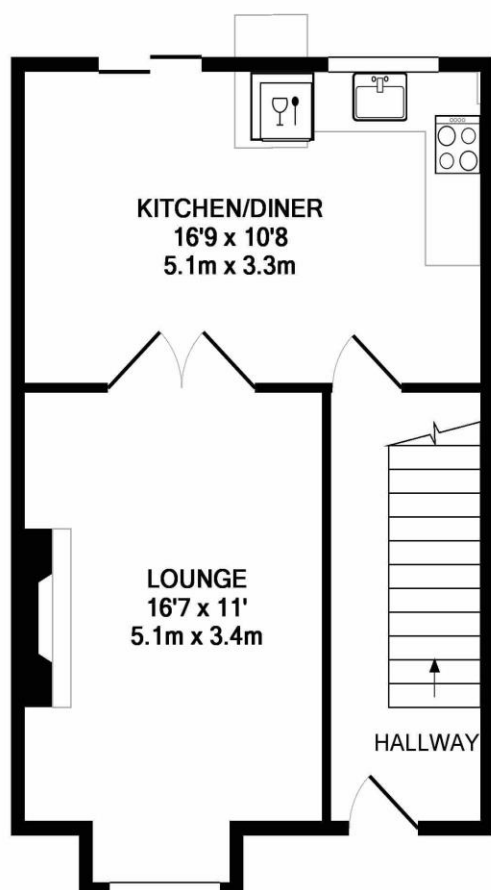
Strictly by Appointment only.

DIRECTIONS

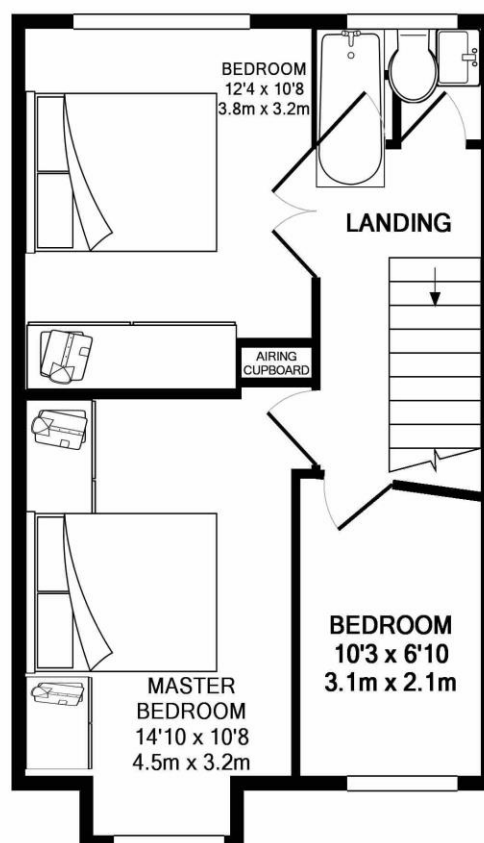
From Carysfort Avenue turn right onto Stillorgan Park and continue to the roundabout. Take the left turn after the roundabout onto Stillorgan Grove, and then take the second turn left into Orpen Green. Follow the road around the Green. No. 34 is located on the left-hand side with signboard.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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