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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty

22 Orpen Green, Blackrock, Co Dublin

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For Sale by Private Treaty

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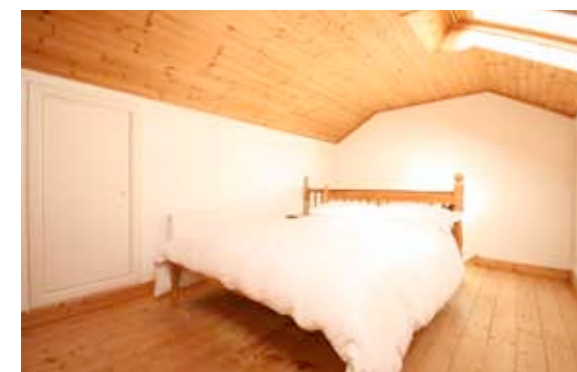
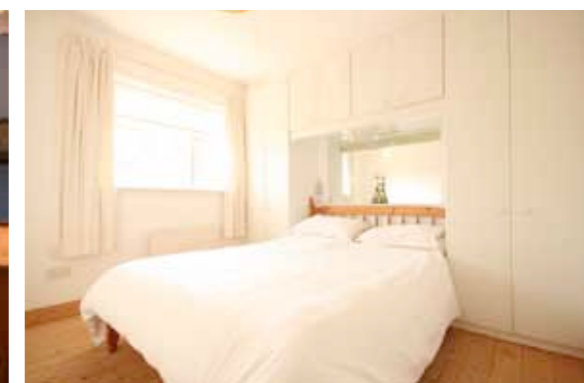
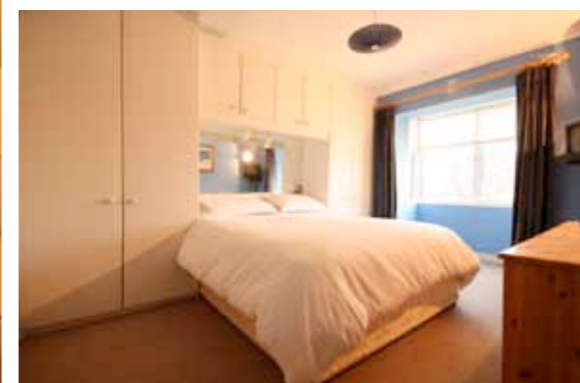
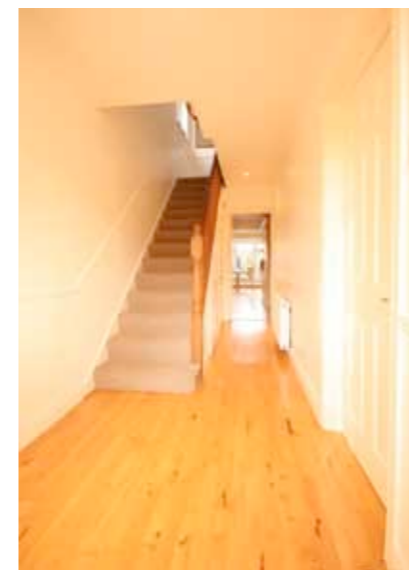


Allen & Jacobs are delighted to present this simply stunning extended four bed semi-detached family home with fabulous converted attic with ensuite shower room. Possibly the finest four bed semi-detached in this ever popular development, it sits overlooking a large open green, and boasts exceptionally bright and spacious accommodation measuring approximately 130 sq/m (including attic) comprising entrance hall, living room, dining room, kitchen, large lounge, guest wc, four bedrooms (master ensuite), family bathroom and converted attic with ensuite. The property also boasts a very large side passage (approximately 2.95m wide) offering excellent potential to further extend. A very private and landscaped rear garden (approximately 10m. long) coupled with ample off street parking to the front completes the picture.

Location Location really couldn't be better in this extremely popular and convenient residential location. Orpen itself boasts wide open greens and communal tennis courts for the use of residents. The thriving villages of Stillorgan and Blackrock are only minutes away with their superb selection of shops, bars and restaurants. The new Dundrum town centre is also just a short drive away. An array of schools and colleges are within easy reach including Blackrock College, Sion Hill, St Andrew's College, The Smurfit Business School and UCD. Likewise the property is serviced by a selection of public transport with the QBC, LUAS & DART all within walking distance offering easy access to and from the city centre and surrounding suburbs.

At A Glance

- Gas fired central heating
- Large extension to the rear
- Converted attic
- Double glazed windows throughout
- Burglar alarm
- Off street parking
- Private landscaped rear garden
- Extensive use of Hardwood junckers flooring
- Stunning condition throughout
- Excellent public transport within easy walking distance



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : www.allenandjacobs.ie

Negotiator

Andrew Allen MIPAV MCEI

Notes:

Accommodation

Ground Floor:

Reception Hall: 5.34m x 1.76m: Understairs storage.

Guest Wc: With wc and whb.

Living Room: 5.95m x 3.55m: Feature coal effect gas fireplace with Victorian cast iron mantle. Large bay window. Double doors to...

Dining Room: 3.65m x 3m: Double doors to lounge.

Kitchen: 3.85m x 2.35m: Fitted kitchen with extensive range of wooden wall and floor units. Conservatory: 2.95m x 2m: Sliding patio doors to rear garden.

Lounge: 5.15m x 3.7m: Beautiful light filled room. 2 x Velux windows. Patio doors to rear garden.

First Floor:

Landing: 4.05m x 1.8m: With staircase to attic.

Master Bedroom: 4.76m x 3.3m: Extensive range of built in wardrobes including overhead units. Large feature bay window.

Ensuite: 1.75m x 1.45m: WC, WHB, and shower unit. Tiled walls and floor.

Bedroom 2: 3.5m x 3.45m: Extensive range of built in wardrobes and overhead units.

Bedroom 3: 2.7m x 2.6m: Built in wardrobes.

Bedroom 4: 2.5m x 2.15m: Hotpress with duel immersion.

Bathroom: 2.1m 1.75m: WC, WHB, corner bath with telephone shower. Tiled walls and floor.

Attic Room: 4.4m x 2.86m: Built in wardrobes. 2 x Velux windows. Storage in eaves.

Ensuite: 2.85m x 0.9m: With wc, whb and shower. Tiled walls and floor.

Outside

Driveway with off street parking to the front and an extremely private, landscaped rear garden measuring approximately 10m in length. A very wide side garden (approximately 2.95m) offers excellent potential to further extend.