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Asking Price: €845,000

Sherry FitzGerald



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1 Orpen Dale, Stillorgan Grove,
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BER C3

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.





Sherry FitzGerald is delighted to bring 1 Orpen Dale to the market. Situated in a quiet cul de sac in a renowned development of family homes close to both Blackrock and Stillorgan villages, lies this well presented and largely extended four-bedroom, semi-detached family home.

and beyond. Many of Dublin's premier schools are close at hand including Carysfort National School, Oatlands College, Willow Park, Blackrock College, St Andrew's and Mount Anville. Also within short walking distance is the UCD Smurfit Business School.

Extending to a spacious 129sq.m./1,389sq.ft, the ground floor accommodation comprises of a welcoming entrance hall with guest wc. There is a large living room with bay window to the front and from the hallway access to the extended kitchen/dining area and family room. The kitchen/dining has two large Velux skylights allowing natural light to flood the room. From both the kitchen and dining area, you can access the outside courtyard area – this space is extremely private and sunny and is the perfect spot for BBQs and entertaining. The dining area also gives access to the family room/playroom – a superb extra reception space to relax in.

Upstairs, a nice bright landing with window to the side and storage cupboard, there is attic access via a Stira stairs. There are four bedrooms, two doubles and two singles – all with built in wardrobes and there is a modern family bathroom.

The location needs very little introduction, situated in one of South Dublin's most highly sought-after suburbs, No.1 is within walking distance of both Blackrock & Stillorgan villages which provide many amenities and facilities including boutiques, local shops, bars, cafes, restaurants and shopping centres. There are excellent transport links available with several Dublin bus links close by as well as the DART at Blackrock station which provides access to Dublin City Centre

SPECIAL FEATURES

- Attractive 4 bedroom semi-detached home.
- Quiet cul-de-sac location
- Minutes from QBC
- Within walking distance of Stillorgan and Blackrock villages
- Modern and bright family home
- Extended kitchen/dining and family room
- Well presented throughout and decorated in modern neutral tones
- GFCH



ACCOMMODATION

Hallway Wooden floors, ceiling coving, central light, smart downstairs storage.
Guest WC Tiled floor, wc, wash hand basin, window to side.
Living Room Wooden floors, ceiling coving, centre rose, box bay window, open fireplace with black hearth, brushed granite surround and mantle, fitted storage and shelving.
Kitchen/Dining Tiled floor in kitchen, fitted units, American fridge freezer, ceiling coving, integrated Neff oven and microwave, plumbed for washing machine and dryer, granite countertops. Tiled splashback, Indesit 5 ring hob and oven, Bosch dishwasher. Door to courtyard. Wooden floors in dining area, white painted panelled ceiling, 2 Velux rooflights, French doors to courtyard area. Door to ...
Family Room/Playroom Wooden floors, vaulted ceiling, Velux rooflight, arched doorway to rear garden and double doors to courtyard.

Landing Attic access via Stira stairs and shelved storage cupboard.

Bedroom 1 Double room, carpet flooring, window to front, central light, fitted wardrobes.
En suite Tiled floor, corner shower, wc, wash hand basin, fitted storage and mirror, shaving light, Velux rooflight.
Bedroom 2 Double room with carpet flooring, fitted wardrobes,

window to rear, central light.
Bedroom 3 Single room, carpet flooring, central light, fitted wardrobe, window to rear.
Bedroom 4 Single room, carpet flooring, central light, fitted wardrobe and window to front.
Bathroom Heated towel rail, tiled floor, Velux rooflight, wc, wash hand basin, bath, fully tiled around bath, shower attachment, fitted storage cabinet.

GARDEN

The front garden has a lawn area to the side and cobblelock driveway providing off street parking. A gated side access leads to the private paved courtyard area.
The rear garden is laid out with ease of maintenance in mind with an Indian sandstone paved patio area for outdoor furniture and artificial lawn bordered by mature trees and bushes. There is an outside tap and a Barna shed for storage.

BER

BER C3, BER No. 112547757
Energy Performance Indicator: 221.95 kWh/m2/yr

