



For Sale

Asking Price:
€725,000

4 Coppinger
Wood,
Blackrock, Co.
Dublin,
A94 XY27

BER D1

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A beautifully presented semi-detached family home ideally tucked away in this highly regarded, family-oriented cul de sac situated just off Stillorgan Park Road. The property overlooks a green to the front and boasts an immensely private rear garden. Internally the accommodation presented in turn-key condition, allowing a purchaser to literally walk in and hang their coat.

4 Coppinger Wood is approached by a cobble paved driveway providing excellent off-street parking. The remainder of the front garden is laid out in decorative stone bordered by mature planting and hedging, gated side access leads from here to the rear garden. Internally a welcoming reception hall has a guest wc. To the left a living room has bay window overlooking the front garden and a beautiful marble fireplace with solid fuel burning stove, double folding doors open into an open plan kitchen/dining space. A contemporary shaker style kitchen has a kitchen peninsula with breakfast bar seating. The dining area has a sliding patio door opening into a sunroom that overlooks and opens into the private rear garden.

At first floor level off a wide landing with Stira to attic are three well-proportioned bedrooms all with excellent wardrobe provisions. A family bathroom completes the internal accommodation. The attic offers vast potential for conversion should one require.

Coppinger Wood ideally located in one of Dublin's most sought-after coastal suburbs. It has the great advantage of being within easy reach of Stillorgan Village and Blackrock village with their enviable host of amenities including cafes, restaurants, bars, shopping centres, cinema, and a wide variety of shops. There is an excellent selection of both primary and secondary schools in the

area, Carysfort National School, Oatlands, Blackrock College, St Andrews College, and Mount Arville to name a few. UCD Smurfit Business School is also within a short stroll. The area is surrounded by a vast array of facilities and recreational amenities to include Carysfort Park accessed through a pedestrian short cut with its large children's playground. The area is very well served by public transport including the DART and bus links on the QBC to include the 7B, 7D, 46 E and the frequent L25, which commutes between Dun Laoghaire DART and Dundrum LUAS stop. This beautiful home is sure to appeal to a wide variety of purchasers from first time buyers, young families as well as those trading down.

SPECIAL FEATURES

- Beautifully presented accommodation extending to 88sq.m. (947sq.ft)
- Ideally situated overlooking a green area in a quiet cul-de-sac
- Immensely private rear garden.
- Excellent public transport including DART and QBC on N11
- Within a short stroll of Stillorgan Village and Blackrock Village
- Surrounded by a host of highly regarded primary and secondary schools.
- Gas fired central heating.

ACCOMMODATION

Entrance Hall With recessed lighting, enclosed fuse box, understairs storage.

Guest WC With wc, wash hand basin set into vanity unit with storage below, recessed lighting, extractor fan

Living Room With ceiling coving, bay window overlooking the front, beautiful marble fireplace with granite insert and hearth and solid fuel burning stove, double doors opening into Open Plan kitchen/dining room

Kitchen Shaker style kitchen with wall and base units and metro tiled splash backs, integrated Electrolux oven, 4 ring Neff electric hob with extractor over, wide cutlery and saucepan drawers, integrated whirlpool dishwasher, integrated whirlpool washing machine, integrated Electrolux fridge freezer single bowl sink unit, window overlooking the rear, Ideal gas boiler, kitchen peninsula with breakfast bar seating,

Dining Area With sliding patio door to

Sunroom With tiled floor sliding patio door to rear garden

Landing With Stira to attic, door to cloak hanging

Bedroom 1 With bay window overlooking the front and excellent range of fitted wardrobes

Bedroom 2 With picture window overlooking the rear and excellent fitted wardrobes

Bedroom 3 With window overlooking the front and fitted wardrobes

Bathroom With tiled floor, partially tiled walls, wash hand basin with tiled splash back set on vanity unit with storage below, WC, bath with Triton T90sr shower over

GARDEN

The garden to the rear offers immense privacy and is laid out mainly in lawn bordered by high mature hedging and planting with a Barna shed for garden storage.

BER

BER D1, BER No. 102072295

Energy Performance Indicator: 235.71 kWh/m²/yr



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