

REA

T.E. POTTERTON



Timeless detached residence that presents itself in turn key condition in the heart of South County Dublin.

FOR SALE BY PRIVATE TREATY

A well appointed home extending to over 1808 sq ft / 168m² aptly placed in a sought after and secluded development in one of Dublin's most desirable suburbs.

'SANMAR'
14 Coppinger Wood
Stillorgan Park
Blackrock
Co Dublin
A94 VY51

OFFERS INVITED IN THE REGION OF €1,100,000

SITUATION & DESCRIPTION:

REA T E Potterton are proud to present 'Sanmar' to the Dublin market. Coppinger Wood, Stillorgan Park, one of Blackrock's most sought-after housing developments, is an exclusive enclave of just 26 attractive homes, offering a peaceful and serene living experience while still being within easy reach of an array of local amenities. The vibrant villages of Stillorgan and Blackrock are just a short walk away, providing a variety of shopping, dining, and leisure options, including bars, cafes, cinemas, GAA, soccer, rugby, tennis and hockey clubs. The N11 and the Quality Bus Corridor (QBC) affords quick and convenient access to UCD, Trinity College, Dublin city centre and surrounding areas, while the M50 is within easy access.

The neighbourhood is also well-served by a selection of esteemed primary and secondary schools, Smurfitt Business School, parks, golf clubs, theatres and Leopardstown Racecourse along with an excellent public transport network, making Coppinger Wood the perfect place to call home.

Taking a step inside 'Sanmar,' it's immediately evident that this home (originally designed as a four bed) has been very well maintained since its construction by Dwyer Nolan House Builders in 1988. The large bay windows throughout the property invite an abundance of natural light, creating an atmosphere of warmth and tranquility. This bright, open environment enhances the overall sense of spaciousness and serenity, making it the perfect setting for family living and relaxation. The well appointed accommodation is complimented by gorgeous views over the large private rear garden.

This home is equally suited to a young family or those wishing to downsize and readily awaits new owners who are looking to establish themselves in a most invigorating environment and the agents highly recommend an early inspection.

THE ACCOMMODATION BRIEFLY COMPRISES AS FOLLOWS:

GROUND FLOOR:

Entrance Hall Welcoming front hall with staircase to first floor. Cloakroom storage.

Family Room Gas fireplace with marble surround & hardwood mantle. Service hatch through to Kitchen. Bay window.

Living Room Gas fireplace with ornate marble surround & hearth. Bay window. Double doors through to :

Diningroom Sliding door to conservatory.

Conservatory Tiled floor and door to garden.

Inner Hall

Utility Room Tiled floor. Fitted units with sink and plumbing for washing machine.

Guest Cloakroom Coloured suite comprising WC & WHB.

Kitchen Tiled floor. Attractive fitted kitchen with breakfast bar. Bay window.

FIRST FLOOR:

Landing Large built in airing cupboard with fitted shelves. Dual Immersion. Access to floored attic space.

Master Bedroom En-suite Large double with bay window. Fitted wardrobes. Shower, WC & WHB. Heated towel rail.

Main Bathroom Recently renovated to comprise power shower. WC. Vanity unit with WHB. Heated towel rail.

Bedroom 2 Double room with fitted wardrobes.

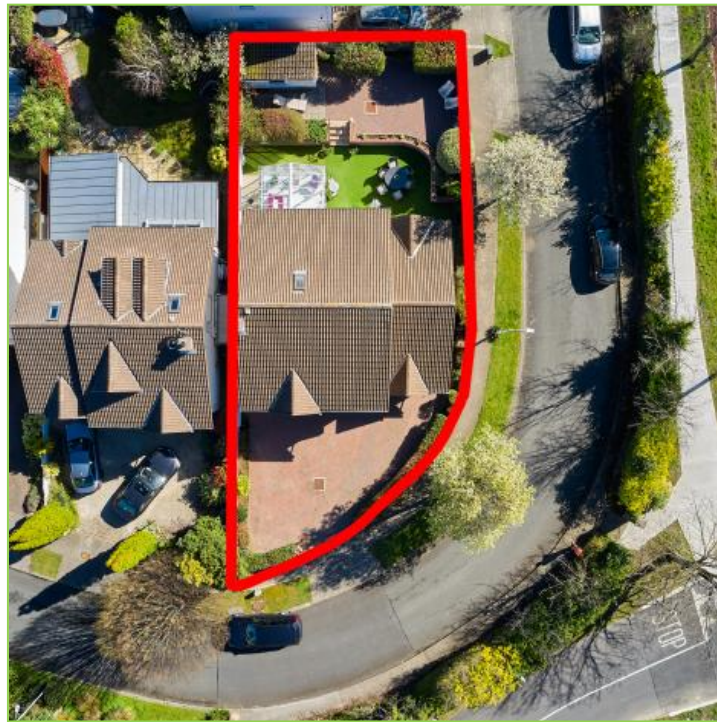
Bedroom 3 Fitted wardrobes.



OUTSIDE:

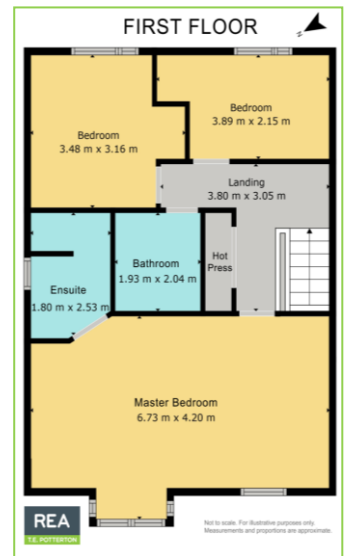
Cobble-lock forecourt with parking for three cars, encompassed by a brick wall all beautifully complemented by mature hedging and ornamental shrubs that provide excellent privacy. Dual pedestrian access leads to the rear garden, which is a standout feature of the home.

The garden enjoys a pleasant sunny South Westerly aspect and is thoughtfully designed with a split-level layout. The lower section is perfectly suited for alfresco dining and entertaining. Steps lead to the paved upper part of the garden, which benefits from gated vehicular access providing additional secure parking. This area also accommodates a spacious block built garden shed with a pitched tiled roof. The rear garden offers clear potential for further development eg: home office / gym, subject to the necessary planning consent. Mature shrubs and hedging afford shade, shelter and privacy, making it a peaceful and versatile outdoor retreat.



FEATURES:

- Gorgeous peaceful setting in a leafy cul de sac.
- Gas central heating. Hi-Speed Broadband.
- Gated vehicular rear access.
- Buses on Stillorgan Park Road 7b, 7d & L25.
- Easy access to M50 (10 minute drive).
- Walking distance to Stillorgan Shopping Centre.
- 20 min walk to Blackrock Seafront.
- Convenient to a range of excellent schools/colleges.
- Close to Luas line & Blackrock Dart Station.
- N11 QBC within walking distance.



GENERAL INFORMATION.

FIXTURES & FITTINGS:

Carpets, curtains, light fittings and white goods are included in the sale. Any other fixtures and fittings not specifically mentioned in this brochure may be made available by separate negotiation.

TITLE:

Freehold with vacant possession upon completion.

SERVICES:

Mains water, electricity and drainage are connected. GFCH. Alarm.

DIRECTIONS:

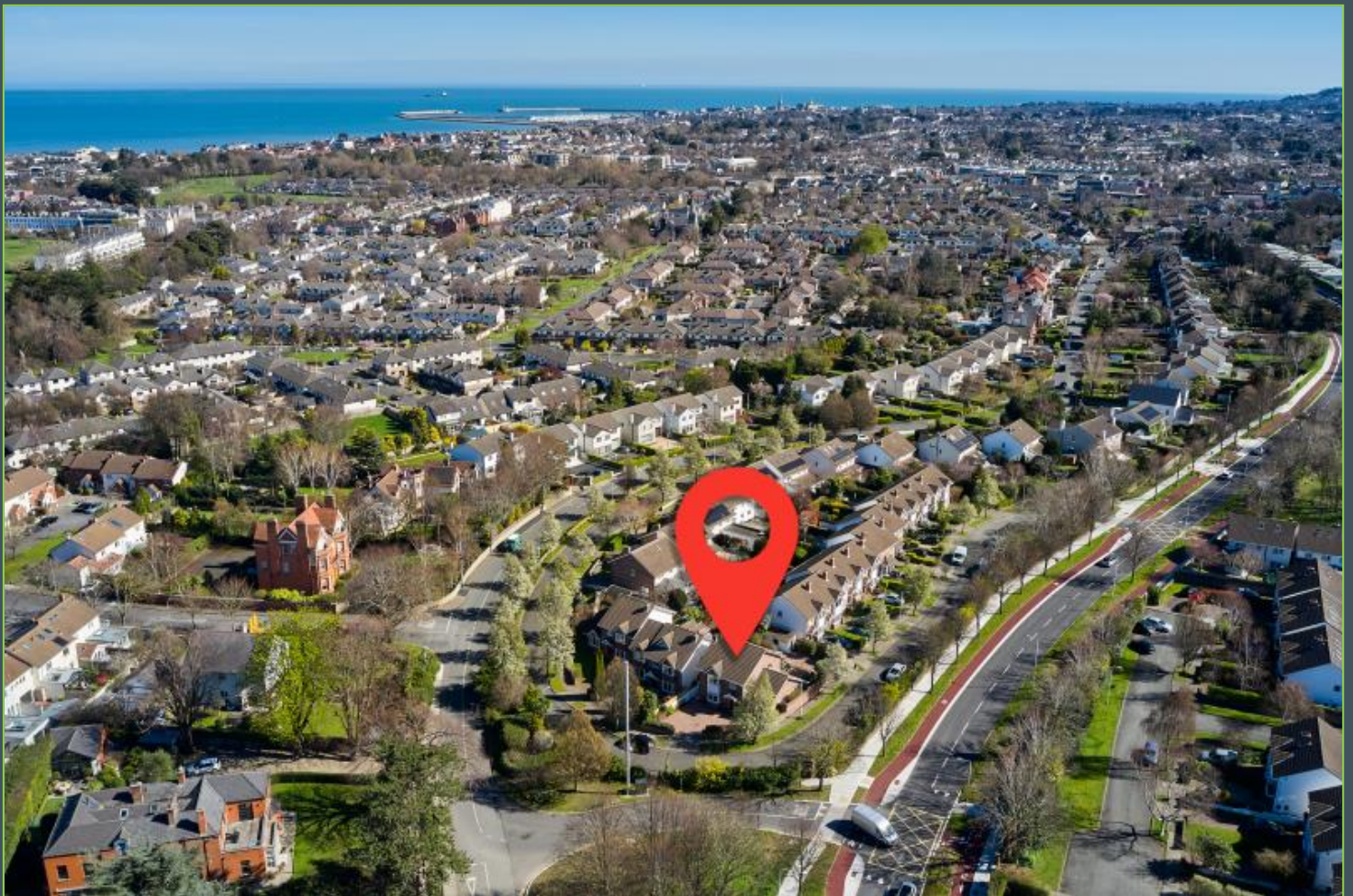
Eircode - A94VY51.

BER:

D2. Ber Number: 118276526.

VIEWING:

Strictly by prior appointment. Ref: Thomas / Elliott Potterton 046 9431391.



The Property Exchange,
Trim, Co. Meath.

T: 046 9431391

E: info@reatepotterton.ie

www.reatepotterton.ie



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NOT TO SCALE.

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