



GROUND FLOOR



1ST FLOOR

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## 81 Coppinger Glade, Blackrock, Dublin

95 sq.m



# 81 Coppinger Glade, Blackrock, Dublin

DNG Rock Road are delighted to present 81 Coppinger Glade to the market. This lovely property is positioned in the much sought after Coppinger development just off Stillorgan Park Road an ideal community for those looking for a peaceful home close to a wealth of amenities.

This well-positioned semi-detached property is situated on a corner site with a wide, walled rear garden ideal for families with young children. Presented in very good order the home has been very well maintained and is in walk-in condition. The spacious accommodation of approximately ninety-five square metres comprises entrance hall, guest w/c, living room with bay window and archway connecting to open plan kitchen/dining room. The well appointed kitchen features fitted cabinets as well as a practical island and boasts integrated appliances including Hotpoint oven, Schott ceramic hob, and Davoline as well as a Zanussi dishwasher, Normende washing machine and large Beko fridge freezer with water dispenser. There is a small sunroom to the rear with access via sliding door to the dining area room and also via a separate door to the kitchen area.

Upstairs there are three bedrooms, two generous doubles and a cosy single as well as a modern fully fitted bathroom with over-sized walk-in shower cubicle with Mira Elite power shower.

The low maintenance rear garden features a gravel surface with planted borders and a wide side entrance with timber shed. There is definite scope to extend the property to incorporate this extra space subject to planning permission. To the front the property features a generous paved driveway with room for two cars as well as a small lawn, privet hedging and bushes.

With its position close to both Stillorgan and Blackrock Villages and only fifteen minutes from the M50 on-ramp at Sandyford the property is very well placed. Local public transport is very good with the excellent 46A bus route located a short stroll away. There is also a tremendous selection of schools in the area both at primary and secondary level and plenty of Montessori schools and creches nearby for pre-schoolers making the house ideal for growing families.

## Accommodation

Entrance Hall 0.95m x 4.35m

Welcoming entrance hall with wood flooring, under-stair storage and recessed lighting.

Guest W/C 1.5m x 0.75m

Practical tiled guest w/c with wash hand basin.

Living Room 5.25m x 3.3m (maximum measurements)

Bright and spacious living room with wood flooring. Attractive bay window, recessed lighting and fireplace with gas insert. Opens to:

Opens to:

Open Plan Kitchen/Dining Room 5.17m x 5.4m (maximum measurements)

Spacious open plan kitchen/dining room with wood flooring, fitted cabinets, integrated appliances and recessed lighting.

Sun Room 2.5m x 2.0m

Bright sun-room which doubles as a porch access to the rear garden.

Bedroom 1 2.76m x 2.2m (maximum measurements)

Cosy single bedroom with carpet flooring and fitted wardrobe.

Bedroom 2 4.65m x 2.55m

Large double bedroom with wood floors, bay window and fitted wardrobes.

Bedroom 3 3.3m x 3.3m

Spacious double bedroom with carpet flooring, built-in wardrobes and Virgin Media point.

Bathroom 2.37m x 1.75m (maximum measurements)

Fully tiled bathroom with oversize shower, wash basin and w/c.

Rear Garden 7.8m x 9.85m

Wide low maintenance rear garden with spacious side passage (2.3m x 8.3m) leading to front garden.

BER: E1

BER No. 107488876

Energy Performance Indicator: 331.56 kWh/m<sup>2</sup>/yr



## Features

- Well Presented Three Bedroom Semi-Detached Family Home
- Excellent Position Within Large Quiet Development
- Recently Redecorated To A High Standard
- Large Corner Site With Wide Rear Garden
- Gas Fired Central Heating
- Attractive Open-Plan Living Space
- Sought After Location Close To Schools, Shops And Services

Viewing By Appointment

