

For Sale

Asking Price: €575,000



28 Orpen Close, Blackrock,
Co. Dublin, A94 K6C6

sherryfitz.ie - make and view offers 24/7

BER C1





Situated in this family friendly and highly sought-after development close to both Stillorgan and Blackrock village, number 28 Orpen Close is a tastefully presented, two bedroom mid terrace home. This bright and spacious home has been extended and boasts good proportions, along with a much sought after sunny rear garden, and is within easy reach of a wide range of local amenities. This property will suit a multitude of buyers from young professionals and families or to those looking to trade down to a more manageable home.

The accommodation comprises of a bright porch, spacious living room with wood burning stove, modern kitchen open plan with the dining area. Double doors open from here out to the south facing private rear gardens.

Upstairs there are 2 bedrooms, both are doubles and a bathroom completes the accommodation on this level. There is also attic access from the landing. The front bedroom also benefits from a box way window.

The location needs very little introduction, situated in one of south Dublin's most highly sought-after suburbs, No.28 is within walking distance of both Stillorgan & Blackrock village which provides 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 on the QBC as well as the DART at Blackrock station which provides access to Dublin City Centre and beyond. Many of Dublin's premier schools are close at hand including Carysfort National School, Willow Park, Blackrock College, St Andrew's and Mount Anville. Also, within short walking distance is

the UCD Smurfit Business School.

SPECIAL FEATURES

- Lovely two bedroom property.
- Measuring 77.2sqm/ 831sqft approx.
- South facing garden.
- GFCH
- Private parking.

ACCOMMODATION

Floor Area: 77.2sq.m. / 831sq.ft. approx.

Porch: Semi solid wooden floor, recessed lighting, floor to ceiling window, alarm panel. Door to ...

Living room: Semi solid wooden floor, recessed lighting, fitted shelving unit, large picture window overlooking front, ceiling coving, fitted understairs storage cupboard, black period style fireplace with black hearth and wood burning stove inset.

Kitchen: Semi solid wooden floor, sage green painted Shaker style kitchen units, recessed lighting, Zanussi fridge freezer, granite countertop and splashback, 1½ stainless steel sink unit, Electrolux double oven and electric hob, integrated Whirlpool dishwasher, integrated washing machine, open thru to ...

Dining area: Semi solid wooden floor, recessed lighting, Velux rooflights, French doors opening out onto decking.

Landing with attic access.

Bedroom 1: Double room to the rear, central light, fitted wardrobes, carpet flooring.

Bedroom 2: Double room to the front, two windows bringing in lots of light, carpet flooring, central light, fitted wardrobe.

Bathroom: Tiled floor and walls, Velux rooflight, heated towel rail, shelved HP, wc, wash hand basin, recessed lighting, large fitted wall mirror, Triton T90i shower.

GARDEN

The rear is a real oasis of calm from the modern-day world and perfect for dining 'alfresco'. Sunny southerly aspect rear garden, walled on all sides. Paved patio area with space for outdoor furniture. Barna shed for storage. Bordered by flowerbeds with colourful plants and shrubs. This garden is a real haven, it is private and with the sunny aspect and colour throughout, it is the perfect space to relax in the summer months. The front driveway is cobblelocked and provides off street parking.

BER

BER C1, BER No. 111375630

Energy Performance Indicator: 156.89 kWh/m²/yr



mySherryFitz

Open 24/7

REGISTER NOW TO SEARCH FOR PROPERTIES, MAKE AND VIEW OFFERS, ANYTIME YOU LIKE.



24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS



NEGOTIATOR

Joan O'Hanlon Assoc. SCSl
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 1919103
E: joan.ohanlon@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Emmet Farrelly
T: 01 2880088
M: 087 1245891
E: blackrock@sherryfitz.ie

sherryfitz.ie

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.