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For Sale by Private Treaty



22 Obelisk Rise, St. Augustine's Park, Blackrock, Co Dublin

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For Sale by Private Treaty

22 Obelisk Rise, St. Augustine's Park, Blackrock, Co Dublin

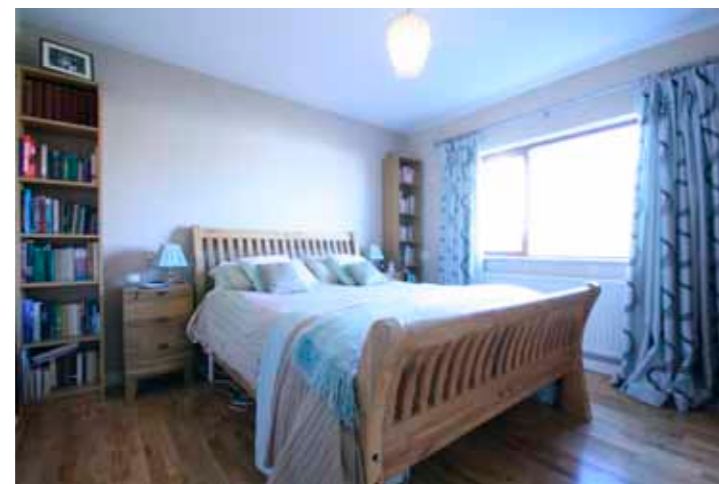


Description Allen & Jacobs are delighted to present this beautifully presented three bedroom end terrace house. Nestled in this extremely peaceful and popular residential development, no. 22 provides well proportioned, light filled accommodation spanning approximately c.110 sq/m. The property also benefits from a very private and sunny west facing rear garden, off street parking to the front and a side passage. This is the ideal family home and comes to the market in perfect condition throughout.

Location Location really couldn't be better in this extremely popular and convenient residential location. The thriving villages of Stillorgan and Blackrock are only minutes away with their superb selection of shops, bars and restaurants. The new Dundrum town centre is also just a short drive away. An array of schools and colleges are within easy reach including Blackrock College, Sion Hill, St Andrew's College, The Smurfit Business School and UCD. Likewise the property is serviced by a selection of public transport with the QBC, LUAS & DART all within walking distance offering easy access to and from the city centre and surrounding suburbs.

Features

- Gas fired central heating
- Double glazed windows throughout
- Burglar alarm
- Off street parking
- DART, LUAS and QBC within easy walking distance
- Excellent condition throughout
- Solid oak flooring in Sitting room and living area/ kitchen
- Solid oak doors throughout downstairs
- Landscaped West facing garden
- Understairs storage
- Folding attic stairs, partly floored attic provides additional storage
- Covered over side access
- Garden shed with power sockets
- Walk in wardrobe
- Power showers in both bathroom & Ensuite



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator

Andrew Allen MIPAV MCEI

Notes:

Accommodation

Ground Floor:

Entrance Hall: 5.28m x 1.73m: Solid timber floor:

Guest Wc: With wc and whb.

Living Room: 4.84m x 3.42m: Feature bay window, solid timber floor, fireplace with built in solid fuel stove, recess lighting, double doors to...

Kitchen/Dining Room: 4.96m x 5.31m: Modern built in kitchen, solid timber floors, recess lighting, sliding patio doors to rear garden, part tiled floor, gas stove and oven, built in dishwasher.

Utility: 1.82m x 1.76m: With washer and dryer; tiled floor; door to rear garden, gas boiler.

First Floor:

Landing: 3.04m x 2.65m: Large hotpress with dual immersion.

Bedroom 1: 4.47m x 2.9m: Timber floors, large walk in wardrobe.

Ensuite: 1.84m x 1.75m: With wc, whb & shower cubicle, tiled wall & floor:

Bedroom 2: 3.47m x 3.5m: Timber floors, built in wardrobe.

Bedroom 3: 3.63m x 2.31m: Timber floors, built in wardrobe.

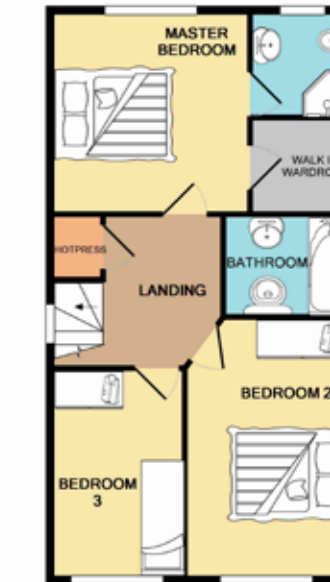
Bathroom: 2.16m x 1.84m: Wc, whb and bath with Triton electric shower: Velux window.

Outside

Private driveway with off street parking for two cars to the front. Private rear garden with large timber deck.



GROUND FLOOR



1ST FLOOR

For Identification Purposes Only/Not To Scale
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