

# 15 OBELISK COURT

ST. AUGUSTINE'S PARK • BLACKROCK • CO. DUBLIN



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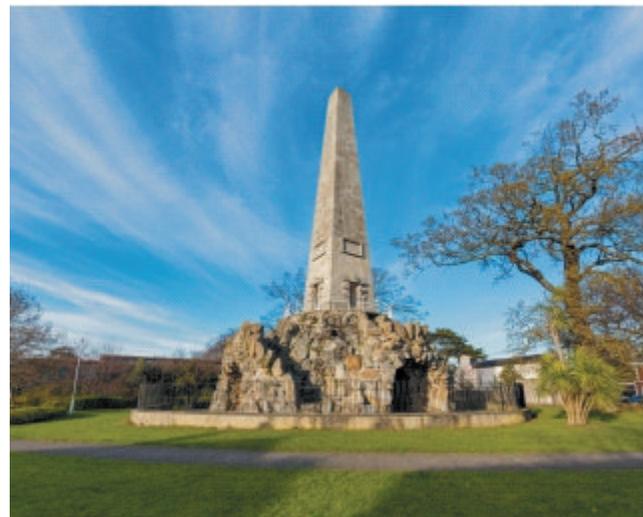
## ST. AUGUSTINE'S PARK • BLACKROCK

***No 15 Obelisk Court is a most attractive mid terraced home providing a well appointed internal layout which is greatly enhanced by the natural light generated from its south orientation.***

Built in the late 1990s by William Neville & Sons this popular development is conveniently located off Stillorgan Park Road within a ten minute walk of Stillorgan and Blackrock. Extending to approximately 94 sq m / 1,006 sq ft and having recently been upgraded No 15 is guaranteed to appeal to the first time, investor or indeed those seeking a more manageable sized home.

The well laid out accommodation comprises welcoming entrance hall with guest wc and doors leading to the kitchen/breakfast room and living room. The kitchen/breakfast room is located to the front of the property and is fitted with wall and floor units with integrated electric oven and hob. To the rear is the large living room overlooking the south facing garden with feature fireplace fitted with a gas fire. Upstairs are three good sized bedrooms all with the benefit of built in wardrobes. The master bedroom is ensuite and a good sized bathroom completes the living accommodation.

To the front of the property there is a cobble locked driveway providing off street parking for up to two cars. To the rear is that all important south facing garden which is mainly laid out lawn with paved patio area and is an ideal haven for those lazy summer days.





### **Location**

St Augustine's Park is a most sought after and popular cul-de-sac development. Enjoying a premier location between the villages of Stillorgan and Blackrock where residents will find a vast array of shops, cafes, restaurants and gourmet eateries to choose from. There is an excellent selection of schools in the locality to include Hollypark National School, Carysfort National School, Blackrock College and St Andrew's College to mention but a few. Also nearby are The Smurfit Business School and UCD. For recreational facilities Carysfort Park with its children's playground and duck pond is a short stroll away. West Wood Club and Newpark Sports Centre provide extensive sports facilities.

### **Transport**

Excellent public transport links via the Dart at Blackrock and the QBC route running along the N11, are within walking distance and provide swift access to the city centre, Sandyford Industrial Estate and surrounding suburbs.



**Features:**

- Double Glazed Windows
- Gas Fired Central Heating
- Off Street Parking
- South Facing Rear Garden

**Approximate Floor Area:** 94 sq.m/1,006 sq.ft

**BER:**

**BER No:**

**Energy Performance Indicator:**

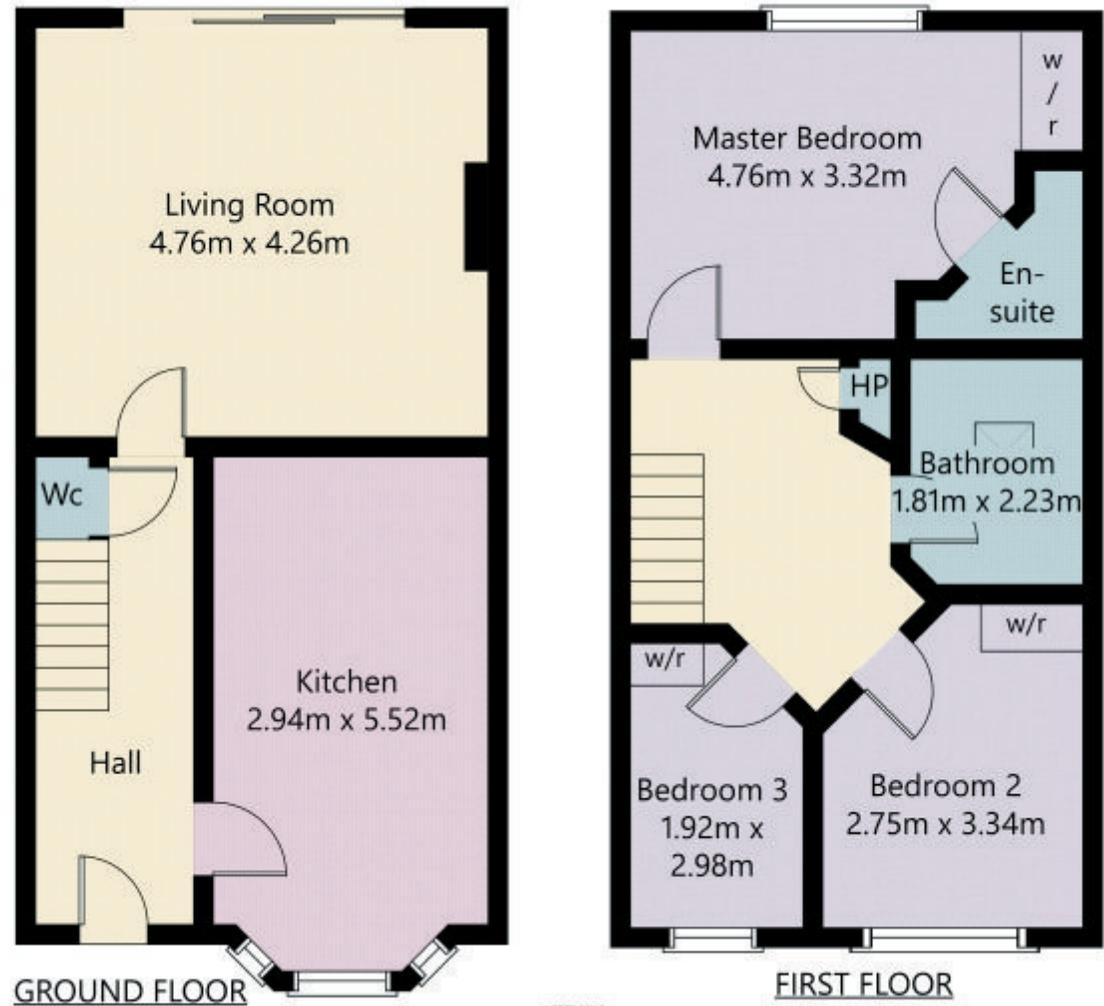
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NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should not be used as such.  
These plans are for guidance only and should not be relied upon as a statement of fact.  
Attention is drawn to this important notice.