

If you are considering selling please call us today:

For a Free Valuation:

T: 01 531 3939



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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



50 Orpen Green, Blackrock, Co. Dublin

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For Sale by Private Treaty

50 Orpen Green, Blackrock, Co. Dublin

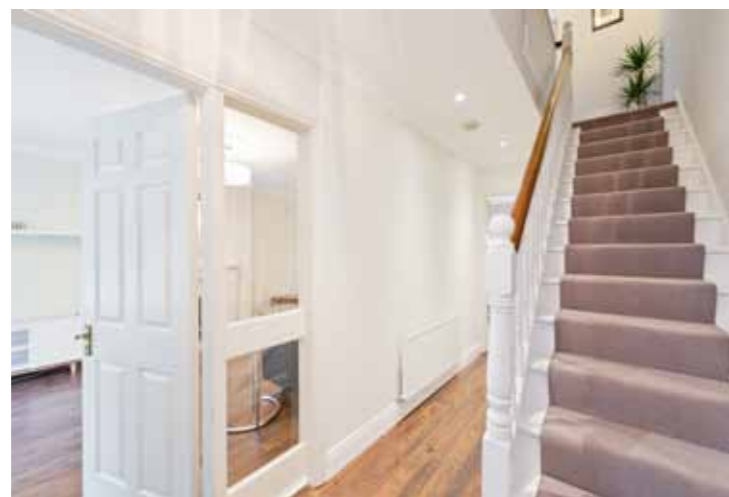


Allen & Jacobs is delighted to present this substantial (c. 115 sq/m) semi-detached house presented in simply stunning condition throughout. Positioned overlooking a large open green, no. 50, which has been upgraded, extended and renovated by its current owners, now offers exceptional accommodation, ideal for family living and entertaining alike. On entering this fine home one will not be disappointed. The extremely bright and spacious accommodation briefly comprises entrance hall, living room, open plan kitchen/dining room, guest wc, four bedrooms (master ensuite) and family bathroom. A private rear garden (approximately 10m. long) coupled with off-street parking to the front completes the picture.

Location really couldn't be better in this extremely popular and convenient residential location. Orpen itself boasts wide open greens and communal tennis courts for the use of residents. 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, Willow Park, Oatlands Primary & Secondary, Monkstown Educate Together, 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.

At A Glance

- Gas fired central heating
- Extended to the rear
- Stunning condition throughout
- Just renovated
- Overlooking open green
- Double glazed windows throughout
- Off street parking
- Private rear garden
- Excellent public transport within easy walking distance



Viewing

Strictly by prior appointment with sole selling agents Allen & Jacobs (City Office)
78-81 Clanbrassil Street Lower, Dublin 8.
T: 01 531 3939 | F: 01 531 3553
E: city@allenandjacobs.ie

Negotiator

Andrew Allen MIPAV MMCEPI

Notes:

Accommodation

Reception Hall: 5.34m x 1.76m: With downstairs storage.

Guest Wc: With wc and whb.

Living Room: 5.29m x 3.55m:

Kitchen/Dining Room: 5.68m x 3.5m:

First Floor:

Landing: 3.51m x 1.87m: Hotpress with duel immersion.

Master Bedroom: 3.82m x 3.14m: Extensive range of built in wardrobes including overhead units. Large feature bay window.

Ensuite: 1.75m x 1.45m: WC, WHB, and shower unit.

Bedroom 2: 3.5m x 3.45m: Extensive range of built in wardrobes and overhead units.

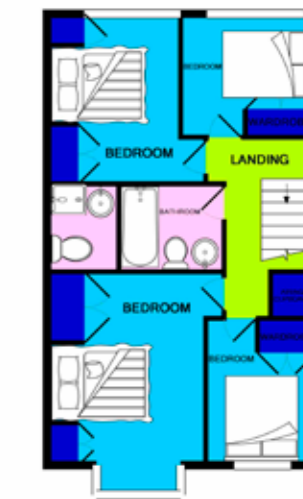
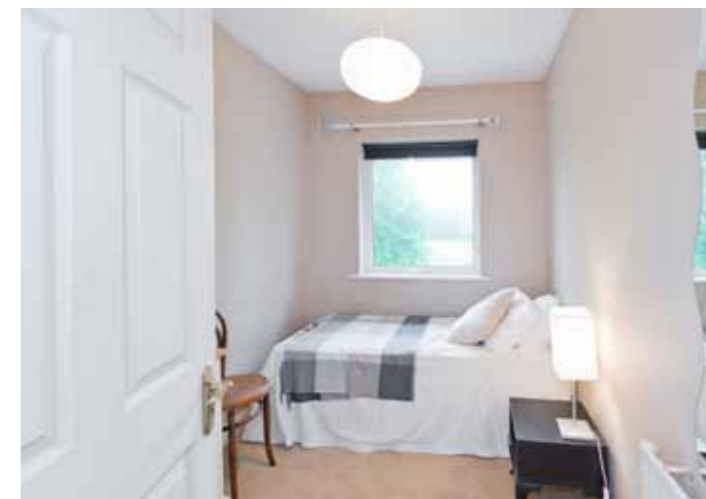
Bedroom 3: 2.7m x 2.45m: Built in wardrobes.

Bedroom 4: 2.9m x 2.15m:

Bathroom: 2.1m 1.75m: WC, WHB, bath.

Outside

Driveway with off street parking to the front and a private, rear garden measuring approximately 10m in length.



GROUND FLOOR

1ST FLOOR

For Identification Purposes Only Not To Scale
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