

For Sale

Asking Price: €645,000



10 Coppinger Wood, Blackrock,
Co. Dublin, A94 DC95

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BER C1





Sherry FitzGerald is delighted to offer 10 Coppinger Wood to the market. Situated in a quiet development of family homes close to both Blackrock and Stillorgan villages. Well maintained over the years, this fine home extends to 80 sq.m (861 sq.ft.) approx. This is an ideal purchase for a first time buyer or for someone who is looking to move from a larger home in the area to something more manageable.

The ground floor accommodation comprises of entrance hall, guest wc, living room to the front opening thru to the open plan kitchen/b'fast room with access to the rear gardens via sliding doors. Upstairs there are three bedrooms, two doubles and a single. The bathroom and hotpress complete the upstairs accommodation.

Cobblelock driveway to the front providing off street parking. The rear garden is laid out with ease of maintenance in mind, it consists of a large pebbled area with a slabbed patio space for outdoor furniture. An array of flowerbeds are bordering with colourful shrubbery.

The location needs very little introduction, situated in one of south Dublin's most highly sought-after suburbs, No.10 is within walking distance of both Blackrock & Stillorgan village which provide 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 to include the 7B, 7D, 46 E and a new frequent service bus, L25, which commutes between Dun Laoghaire DART and Dundrum LUAS stop. The DART at Blackrock station also 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

- Attractive three bed family home
- Great location close to Blackrock and Stillorgan
- Low maintenance rear garden
- Good transport links
- Close to excellent local schools
- GFCH
- Off street parking

ACCOMMODATION

FLOOR AREA: 81.5sq.m. / 877sq.ft. approx.

Hallway 4.33m x 1.78m (14'2" x 5'10")
Tiled floor, central light.

Guest WC
Tiled floor, wc, wash hand basin with understorage, central light.

Kitchen/Dining 3.30m x 5.03m (10'10" x 16'6")
Tiled floor, painted fitted kitchen units, 1½ stainless steel sink unit and drainer, plumbed for washing machine and dishwasher, fridge freezer, tiled splashback, sliding doors to rear garden.

Living Room 5.13m x 3.15m (16'10" x 10'4")
Laminate flooring, ceiling coving, box bay window to front, marble fireplace with wood burning stove, open thru to ...

Bedroom 1 3.40m x 3.12m (11'2" x 10'3")
Double room with carpet flooring, central light, fitted wardrobes, window to rear.

Bedroom 2 3.67m x 2.65m (12' x 8'8")
Double room with carpet flooring, fitted wardrobes, box bay window to front and central light.

Bedroom 3 2.78m x 2.28m (9'1" x 7'6")
Single room to the front with carpet flooring, central light and storage cupboard.

Bathroom 2.38m x 1.81m (7'10" x 5'11")
Tiled floor, tiled walls, T90xr shower, window to rear, wc, wash hand basin with shaver light and socket.

GARDEN

Cobblelock driveway to the front providing off street parking. The rear garden is laid out with ease of maintenance in mind, it consists of a large pebbled area with a slabbed patio space for outdoor furniture. An array of flowerbeds are bordering with colourful shrubbery.

BER

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Energy Performance Indicator: 170.98 kWh/m²/yr



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