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**For Sale by Private Treaty**

**11 Coppinger Walk, Blackrock, Co. Dublin**

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## For Sale by Private Treaty

# 11 Coppinger Walk, Blackrock, Co. Dublin

### Description

Allen & Jacobs are delighted to bring to the market this two bedroom mid terrace town house tucked away in this ever popular and hugely convenient residential development. No. 12 provides well laid out and spacious accommodation c.72sqm/777sqft oozing with natural light. The property also boasts a large secluded rear garden c.13m long and off street parking to the front.

Accommodation briefly comprises Entrance porch, livingroom, kitchen/dining room, 2 double bedrooms and a family bathroom.

Viewing strongly recommended.

### Location

Location really couldn't be better in this extremely popular and convenient residential location. Coppinger and the adjoining development of Orpen boast 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, 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

- Large Rear Garden
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Off street parking
- Quiet Cul de Sac
- Beside QBC Bus Routes
- Within Easy Reach of M50
- Close to Blackrock & Stillorgan Villages
- TV, Phone & Internet Connection



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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### Notes:



### Accommodation

**Entrance Porch:** 1.26m x 1.1m: Floor to ceiling window. Door to living room.

**Living Room:** 5.32m x 3.73m: Feature open fireplace. Staircase. Understairs storage press. Door to...

**Kitchen/Dining Room:** 3.73m x 3.34m: Large feature bay window with sliding PVC glazed doors to rear garden. Modern fitted kitchen. Tiled floor.

**Bedroom 1:** 3.73m x 3.31m: Double bedroom overlooking the rear garden with extensive range of fitted wardrobes.

**Bedroom 2:** 3.73 m x 3.42m: Double bedroom with fitted wardrobes

**Bathroom:** 2.72m x 1.71m: Bathroom with bath, wc, whb. Hotpress.

**Landing:** 2.44m x 0.86m.

### Outside

Front garden with off street parking is complimented by a large (approx.. 13m) rear garden.



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### Negotiator

Andrew Allen MIPAV MMCEPI