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For Sale by Private Treaty



20 Orpen Rise, Blackrock, Co. Dublin

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For Sale by Private Treaty

20 Orpen Rise, Blackrock, Co. Dublin



Allen & Jacobs Estates is delighted to present this attractive bay windowed semi-detached residence benefiting from well-proportioned light filled accommodation spanning c.90sqm/969sqft. The property is presented in excellent condition throughout with large open plan kitchen dining room and a conservatory to the rear. Other features include a generous c.17m secluded southerly orientated garden, off street parking, uPVC double glazed windows, gas fired central heating and extensive use of attractive timber floors.

Set amongst c.7 acres of well-maintained grounds, the location really couldn't be better as this is an extremely popular and convenient residential area. As host of amenities are surrounding, including; shops, parks, restaurants, schools and colleges. Likewise, the property is serviced by a selection of public transport with both the DART and QBC within easy reach, offering good access to and from the city centre and surrounding suburbs.

Accommodation briefly comprises entrance hall, living room, kitchen/dining room, conservatory and guest toilet. Upstairs are 3 bedrooms and a main bathroom.

At A Glance

- c.7 acres of well-maintained grounds
- Large c.17m southerly orientated secluded rear garden
- Off street parking to the front
- Beside large green area
- Access to communal tennis courts
- Situated in quiet cul de sac
- Large open plan kitchen/dining room
- Guest toilet
- Alarm
- uPVC double glazing throughout
- Storage shed
- Side entrance
- TV/phone/internet connection available
- Beside QBC & easy reach to DART
- Close to UCD
- Close to Stillorgan/Dundrum shopping



Viewing

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

Negotiator

Gary Jacobs MSCSI MRICS

Accommodation

Entrance Hall: Attractive timber floors, alarm panel

Guest Toilet: Wc, whb, tiled walls & floor

Living: 4.32 x 3.18 Feature marble fireplace, insert & hearth, tv point, attractive timber floors, double doors to:

Kitchen/Dining: 5.06 x 3.3 + 2.4 x 2.16 Fully fitted eye & floor level press units, stainless steel sink unit with drawer; plumbed for washing machine, tiled splashback, extractor fan, part tiled floor/ part timber floor

Conservatory: 2.38 x 2.06 Tiled floor; sliding door to garden

Upstairs

Landing Shelved hot press with dual immersion, shelved storage press, access to attic

Bedroom 1 (rear): 3.33 x 3.19 Built in double wardrobes, tv point

Bedroom 2 (front): 4.64 x 2.45 (into bay window)
Built in surround wardrobes with overhead storage

Bedroom 3 (front): 2.71 x 2.26 Built in press



Bathroom Fitted bath with 'Triton T90 x r electric shower', whb, wc, tiled walls & floors, fitted mirror

Outside

To the front is a walled garden with cobble lock drive and planted borders. To the rear is a secluded c.17m southerly facing walled rear garden mainly laid out in lawn.

