

For Sale

Asking Price: €750,000

Sherry
FitzGerald



18 Orpen Hill, Stillorgan Grove,
Blackrock, Co. Dublin, A94 K6F3

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BER C2





Nestled in a quiet cul-de-sac in one of Blackrock's most sought-after residential settings, this beautifully presented three-bedroom, end-of-terrace home with attic conversion offers superb family accommodation in true walk-in condition. Combining generous living space, a sunny south-facing garden and exceptional convenience to local amenities, this property represents an outstanding opportunity for discerning purchasers.

Upon entering, the sense of light and space is immediately apparent. The ground floor is thoughtfully laid out to suit modern family living, with a bright and inviting living area flowing seamlessly through to an impressive open-plan kitchen and dining space. This contemporary kitchen forms the heart of the home, offering ample storage and preparation space while opening directly onto the south-facing garden. The connection between indoor and outdoor living makes it ideal for entertaining, family gatherings, or simply enjoying long summer evenings in the sun.

Upstairs, three bedrooms provide comfortable accommodation, each presented in excellent decorative order. A spacious family bathroom serves this level, with extra storage cupboard, built in shelving and a separate hot press on the landing.

A standout feature of this home is the converted attic, which provides valuable additional space suitable for a home office, guest accommodation, playroom or gym. This versatile room which includes a newly refurbished shower room, greatly enhances the overall functionality of the property and caters perfectly to the demands of modern living.

The location is second to none. Situated in Blackrock, the property

is within easy reach of a wide selection of highly regarded primary and secondary schools. Blackrock Village, with its array of boutique shops, cafés, restaurants and coastal amenities, is just a short distance away. The nearby N11 bus corridor offers excellent transport links to the city centre and surrounding areas, making commuting both simple and efficient.

This is a turnkey family home in a mature and peaceful setting, offering space, light and convenience in equal measure. Early viewing is highly recommended.

SPECIAL FEATURES

- Attractive three bedroom family home.
- Measuring 100sq.m./1,076sq.ft. approx.
- Private south facing rear garden.
- Immaculately presented throughout.
- Off-street parking.
- Attic conversion with en-suite.
- Measuring 100sq.m.
- Close to Blackrock and Stillorgan villages.
- Excellent transport links.

ACCOMMODATION

Entrance Hall Bright open hallway with wood flooring, recessed lighting, doors leading to Living room and kitchen.

Guest WC Under stair guest WC with tiled floor, wash hand basin with built in storage, WC, recessed lighting.

Living Room Modern living room with wood flooring, marble mantle with open fire, alcoves with built in shelving with recessed lighting, feature box bay window overlooking front garden. Double wood doors leading to kitchen.

Kitchen Bright spacious kitchen with floor and wall hung units, peninsula island with built in storage, sink overlooking South facing garden, integrated Zanussi oven and 4 x ring hob. Integrated fridge and freezer. Tiled flooring and backsplash. Spacious dining area and double glass doors leading to garden.

Main bedroom Double bedroom with wood flooring, built in wardrobes, large picture window overlooking South facing back garden.

Bedroom 2 Spacious double bedroom with built in wardrobe, wood flooring, feature box bay window to the front of house.

Nursery/Office Wood flooring and window to front of house.

Family Bathroom Tiled floor and wall, recessed lighting, bath with Mira electric shower, window for natural light and ventilation.

Attic Conversion Wood flooring, eaves storage, recessed lighting, two large Velux windows. En-suite fully tiled with walk in shower, WC and wash hand basin, Velux window for light and ventilation.

GARDEN

Externally, the property benefits from a private south-facing rear garden that enjoys sunlight throughout the day, offering a peaceful and low-maintenance outdoor retreat. As an end-of-terrace home, it also enjoys the advantage of a side passage, providing convenient access and additional storage potential. Off-street parking to the front ensures everyday practicality.

BER

BER C2, BER No. 114324775

Energy Performance Indicator: 178.7 kWh/m²/yr



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