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Asking Price: €1,250,000

**Sherry FitzGerald**



**NEGOTIATOR**

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23 Coppinger Wood, Blackrock,  
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While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is to be illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagen 10000

Welcome to this wonderful detached four-bedroom family home (originally 5) perfectly positioned in a quiet leafy cul-de-sac in this enviable location and presented in striking turn key decorative condition throughout.

This very comfortable property is extremely impressive and offers stylish light filled accommodation ideal for the growing family. The kitchen has been upgraded and extended and now provides a superb open plan living and dining area and overlooks a beautiful private southwest facing landscaped rear garden. The property is further complemented by off street parking for three cars.

Built by Dwyer Nolan the well-designed layout comprises an airy hallway which sets the tone for the spacious accommodation that follows. There is a generous living room with double doors to a superbly equipped modern Alno kitchen and extended open plan living dining area with utility room. Upstairs there are four bedrooms (three doubles) with main en-suite. The main bedroom is particularly attractive with two large box bay windows and decorated in warm neutral tones. There is also a spacious en-suite. The family bathroom completes the impressive accommodation at this level. The converted attic on the top floor comprises two bright and airy rooms. The larger is presently used as an office and TV room.

The location itself needs little introduction and cannot be understated. Coppinger Wood enjoys the convenience of being within a short distance from Stillorgan Shopping Centre,

UCD and an excellent selection of both primary and secondary schools. The N11 is only minutes away and the Luas is accessible. Fashionable Blackrock Village is a gentle stroll away with its wealth of amenities including Blackrock and Frascati shopping centres, a choice of eateries and restaurants, the DART and Blackrock Park.

Viewing is highly recommended to appreciate the many qualities of this stunning family home.

**SPECIAL FEATURES**

- Extending to c.1850sq.ft of beautifully appointed accommodation and two attic rooms.
- Wonderful balance between reception and bedroom accommodation.
- Stunning Alno Kitchen with peninsula unit.
- Beautifully Landscaped gardens with awning.
- Stylish master bedroom complete with large en-suite.
- Double glazed throughout.
- Rational Windows.
- Solar panels.



**ACCOMMODATION**

Hallway Large bright hallway with recessed lighting with tiled flooring. Large cloakroom storage.  
 Guest wc Incorporates w.c. and wash hand basin, partially tiled walls and tiled floor.

Living Room Lovely bright room decorated in muted tones, feature fireplace and open fire. Double doors with glass panelling lead to the open plan dining/kitchen/living area.

Kitchen/Dining/ Living Room Superb spacious open plan modern kitchen/dining/living room. The kitchen comprises extensive range of wall and floor units, marble worktops, Siemens double oven and 4 plate electric hob and extractor fan. Integrated fridge/freezer. Velux roof light, tiled flooring, and recessed lighting. Doors to rear garden.  
 Utility Room Plumbed for washing machine and dryer, tiled flooring and skylight.

Main Bedroom Beautiful spacious bright bedroom with attractive bay windows and shutters. Built in wardrobes. Recessed lighting.  
 Ensuite Large power shower unit, w.c and wash hand basin. Heated towel rail and partially tiled walls , tiled floor.

Bedroom 2 Built in wardrobes, and attractive shutters.

Bedroom 3 Attractive bay window with shutters. Built in wardrobes and polished floorboards.  
 Bedroom 4 With built in wardrobes, overlooking the rear garden.  
 Bathroom Superb modern bathroom with contemporary tiling. Window with frosted glass. Cabinet with mirror, heated towel rail.

Attic Large attic room with fitted work stations. 3 Velux roof lights. Large attic store room Velux roof light, eaves storage. Potential to convert to an ensuite for attic room.

**GARDEN**

The front garden has a lovely gravelled forecourt with parking for 3 to 4 cars and EV charging point. There is also a good selection of mature planting and shrubs. There is a side entrance leading to the beautifully landscaped southwest facing rear garden with attractive garden shed with copper roof. This is the ideal space for dining al fresco and entertaining and a safe haven for children to play.

**BER**

BER B1, BER No. 116043563  
 Energy Performance Indicator: 92.07 kWh/m2/yr

