



If you are considering selling please call us today:
For a Free Valuation:
T: 01 2100 360



Ordnance Survey Ireland Licence No. AU 0066515
 PSRA No. 002964 (licence)

Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
 T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



18 Obelisk Grove, St. Augustine's Park, Blackrock, Co. Dublin.

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

18 Obelisk Grove, St. Augustine's Park, Blackrock, Co. Dublin.

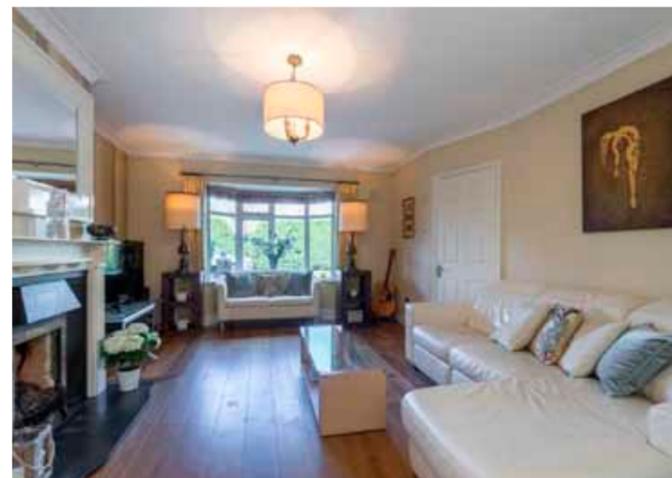


Allen & Jacobs are delighted to present this substantial (c. 118 sqm/1,270 sqft) semi-detached house presented in simply stunning condition throughout. Nestled away in a quiet cul de sac, no. 18, which has been upgraded by its current owners, now offers exceptional accommodation, ideal for family living and entertaining alike. On entering this fine home one will not be disappointed. The extremely bright and spacious accommodation briefly comprises reception hall, living room, dining room, kitchen/breakfast room, utility room, guest w.c., four bedrooms (master en-suite) and family bathroom. A private, landscaped rear garden with a glorious south west orientation is complemented by off street parking to the front, completing the picture. Location really couldn't be better in this extremely popular and convenient residential location. The thriving villages of Stillorgan and Blackrock are only minutes away with their superb selection of shops, bars and restaurants. The 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.

"Viewing Highly Recommended"

At A Glance

- Well-proportioned light filled accommodation
- Stunning condition throughout
- South west facing rear garden
- Off street parking
- Excellent public transport within easy walking distance including bus stop 50m from door
- Cul de Sac position
- Adjacent to large open green area
- Close to a number of excellent parks such as Carysfort and Rockfield Parks.
- GFCH
- Double glazed windows throughout
- Alarm
- Downstairs WC
- Multiple Phone & TV Connection
- Bay window



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Notes:

Negotiator

Andrew Allen MIPAV MCEI

Accommodation

Entrance Hall (4.36m x 1.8m) Bright entrance hall with tiled floor.

Guest Toilet (1.51m x 0.84m) Tiled with w.c & w.h.b.

Living room (5.00m x 4.05m) Feature coal-effect gas fire with marble hearth and surround and timber mantle. Bay window. Timber floors. Double doors to...

Dining room (4.2m x 2.73m) With timber floors, built in cabinet with book shelves, presses and work station. Sliding patio doors to south west facing rear garden.

Kitchen (6.2m x 3.14m) Fitted kitchen with extensive range of wall and floor units. Tiled floor. Door to side passage.

Utility room Washing machine, boiler and storage.

Landing (3.24m x 2.74m) Bright and open landing space with large shelved hot press with dual immersion.

Master Bedroom 1 (3.73m x 3.38m) Large double bedroom with built in wardrobes and ...

Ensuite (2.62m x 1.34m) Contemporary fitted bathroom with w.c, w.h.b & shower. Tiled wall and floor. Velux window.

Bedroom 2 (3.74m x 2.91m) Large double bedroom with built in wardrobes.

Bedroom 3 3.47m x 2.19m Double bedroom with built in wardrobe.

Bedroom 4: 2.95m x 2.2m Built in wardrobes.

Main Bathroom (2.66m x 1.68m) Bathroom with tiled wall and floor. w.c, w.h.b & bath. Velux window.

Outside

To the front is a cobble lock drive providing ample off street parking. There is also parking available within the estate. To the rear is a landscaped & private garden with large sandstone patio area. The garden benefits from a supremely sunny south west aspect, has a good sized storage shed, no maintenance artificial grass area and secure side passage to the front.



GROUND FLOOR



1ST FLOOR

For Identification Purposes Only/Not To Scale
Made with Metropix ©2017

