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For Sale by Private Treaty



14 Orpen Hill, Blackrock, Co. Dublin.

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## For Sale by Private Treaty

# 14 Orpen Hill, Blackrock, Co. Dublin.



Allen & Jacobs are delighted to present this attractive mid terrace bay windowed town house tucked away at the end of a quiet cul de sac. Recently decorated and now presented in excellent condition throughout, no. 14 provides well laid out accommodation c.80sqm/861sqft oozing with natural light. The property also boasts a secluded south facing garden c.12m and off street parking to the front.

Location really couldn't be better in this extremely popular and convenient residential location. Orpen itself boasts 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.

Accommodation briefly comprises Entrance Hall, Living room, Kitchen/Dining room and Guest toilet. Upstairs are 3 Bedrooms and a Bathroom.

### At A Glance

- Presented in Excellent Condition
- Secluded South Facing Rear Garden
- Gas Fired Central Heating (New Boiler)
- uPVC Double Glazed Windows
- Alarm
- Off street parking
- Communal Tennis Courts & Open Greens
- Quiet Cul de Sac
- Beside QBC Bus Routes
- Close to Blackrock & Stillorgan Villages
- TV, Phone & Internet Connection



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
t : 2100360 f : 2789494  
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### Negotiator

Gary Jacobs MSCSI

### Notes:

### Accommodation

**Entrance Hall** Tiled floor; under stairs storage, phone point

**Guest Toilet** Wc, whb, tiled floor; alarm panel

**Living room** 4.91 x 3.12 Timber laminate floors, ceiling cornicing, TV point, marble fireplace with fitted coal effect gas fire, double doors through to

**Kitchen/Dining room** 5.07 x 3.28 Fully fitted eye & floor level press units, fitted breakfast counter; stainless steel sink unit, electric cooker; washing machine, dishwasher; tiled splash back, extractor fan

### Upstairs

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

**Bedroom 1** (rear) 3.31 x 3.16 Timber floor; flowerpot balcony, built in wardrobes

**Bedroom 2** (front) 4.65 x 2.7 Timber floor; fitted wardrobes and overhead storage

**Bedroom 3** (front) 2.75 x 2.29 Timber floor; built in wardrobe

**Bathroom** Fitted bath with electric shower; pedestal whb, wc, fully tiled walls and floor

### Outside

To the front is a walled garden with lawn, shrubs and a cobblelock drive providing off street parking. To the rear is a lovely south facing garden c.12m

