

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 1 2100 360 F : +353 1 2789 494 [info@allenandjacobs.ie](mailto:info@allenandjacobs.ie) [www.allenandjacobs.ie](http://www.allenandjacobs.ie)



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**



**10 Orpen Close, Blackrock, Co. Dublin**



For Sale by Private Treaty

10 Orpen Close, Blackrock, Co. Dublin



Allen & Jacobs is delighted to present this extremely attractive bay windowed semi-detached residence boasting well-proportioned light filled accommodation spanning c.107sqm/1,152sqft. Presented in excellent condition throughout the property has been upgraded and extended to the rear to provide for a stunning full width open plan kitchen/dining/family room with bi-folding doors accessing the garden. Other improvement works include; new windows, new bay windows, new contemporary front door, contemporary fitted kitchen with built in utility presses, upgraded bathroom and landscaped patio and garden.

Set amongst c.7 acres of well-maintained grounds which also incorporates tennis courts, the location really couldn't be better. This is an extremely popular and convenient residential development which is serviced by the nearby villages of Blackrock and Stillorgan. A host of amenities are surrounding, including; shops, parks, restaurants, schools and colleges. Likewise, the property is within reach of both the DART and QBC, offering good access to and from the city centre and surrounding suburbs.

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

At A Glance

- Open plan extension to rear
- Presented in excellent condition throughout
- Off street parking to the front
- New contemporary front door
- New bay windows
- New carpets
- Development set on c.7 acres of well-maintained grounds
- Communal tennis courts
- Situated in quiet cul de sac
- Secluded rear garden
- Guest toilet
- Alarm
- uPVC double glazing throughout
- Storage shed
- Side entrance
- Beside QBC & easy reach to DART
- Close to UCD
- Close to Stillorgan/Blackrock & Dundrum shopping
- BER : D1

Negotiator

Gary Jacobs MSCI MRICS



Viewing

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

Notes:

Accommodation

Entrance Hall: Attractive timber floors, alarm panel

Guest Toilet: Wc, whb, tiled floor

Living room: 3.26 x 3.18

Feature stone open fireplace, insert & hearth, tv point, attractive timber floors, ceiling cornicing & centrepiece

Kitchen/Dining/Family room: 7.76 x 5.12

Fully fitted eye & floor level press units with granite countertops & splashbacks, breakfast bar/centre island with stainless steel sink bowl, extractor fan, oven, integrated microwave, integrated dishwasher; recessed lighting part tiled floor/ part timber floor; plumbed for washing machine, tv point, 2 sets of bi-folding doors which access the patio and garden.

Upstairs

Landing Shelved hot press with dual immersion, access to attic

Bedroom 1 (rear): 3.35 x 3.32 Built in wardrobes

Bedroom 2 (front): 4.71 x 2.58 (into bay window)

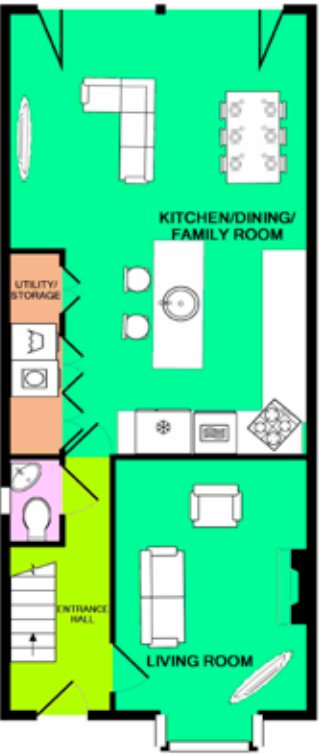
Built in surround wardrobes with overhead storage

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

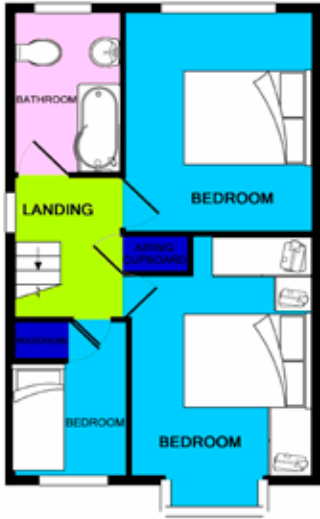
Bathroom Fitted P shaped bath with Mira electric shower; pedestal whb, wc, tiled walls & floors, fitted mirror; recessed lighting

Outside

To the front is a walled garden with cobble lock drive and planted borders. To the rear is a secluded c.7m walled rear garden with lawn, patio area, planted borders and shed.



GROUND FLOOR



1ST FLOOR

For Identification Purposes Only/Not To Scale  
Made with Metropix G2017

