





**DNG Rock Road**

Blackrock, Co. Dublin

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**Negotiator:**

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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# 1 Orpen Dale, Blackrock, Dublin A94K0V3

130m<sup>2</sup>



DOUGLAS NEWMAN GOOD  
**DNG**



# 1 Orpen Dale, Blackrock, Dublin A94K0V3

DNG Rock Road are delighted to present to the market this extended four bedroom family home positioned in a quiet cul-de-sac. 1 Orpen Dale comes to the market in turn-key condition having been upgraded by its owners to a very high standard. Boasting excellent extended living space c.130sq.m/1,400sq.ft the property has been cleverly extended on the ground level to provide a wonderful dining space off the kitchen as well as an extra reception room.

The overall accommodation comprises a welcoming entrance hall with guest w/c, a large living room with bay window, a beautiful light-filled kitchen/dining room and a large bright reception room overlooking the rear garden. There is an attractive winter-garden style patio area off the dining room also with access from the kitchen, dining room and rear reception room.

Upstairs there are four bedrooms, two singles and two large doubles including the master bedroom which benefits from a bay window and en-suite bathroom. There is also a generous family bathroom and attic access via a folding attic stairs.

The property has been freshly redecorated and is finished to a very high standard with attractive flooring, hand-built kitchen cabinets and a bright and airy feel throughout. The well maintained rear garden boasts patio area, lawn and mature planting as well as a practical timber garden shed while a convenient side entrance leads to the winter-garden style patio off the dining area and on out to the front drive where there is parking for two cars.

Orpen Dale is located just off Stillorgan Grove a quiet residential road linking Stillorgan Park with the N11 Stillorgan road. The area is perfect for families and is in the catchment area of a wide range of schools at both primary and secondary level withing walking distance. There are excellent public transport links with the N11 QBC only a couple of minutes away from the front door with its wide range of bus routes including the 46a and the Aircoach. Shopping and a wealth of amenities are present in both Stillorgan and nearby Blackrock Villages and Dublin City Centre is only 20 minutes away by car.

It is rare for a property of this type to come to market and particularly in such excellent condition. Viewing is highly recommended as is the detailed virtual tour available by clicking the link above.

## Features

- Four Bedroom Semi-Detached Family Home
- Cleverly Extended And Upgraded
- Recently Decorated And Presented In Turn-Key Condition
- Spacious Accommodations c.130sq.m/1,400sq.ft
- High Quality Bespoke Kitchen With Marble Counters
- Energy Efficient Home With Modern Gas Fired Central Heating
- Lovely Rear Garden With Lawn And Planted Borders
- Peaceful Cul-De-Sac Location Ideal For Young Families
- Ready For Immediate Occupation



View By Appointment with  
Dan Steen of DNG Rock Road

## Accommodation

### Entrance Hall 5.3m x 1.75m

Welcoming entrance hall with solid wood floors, alarm panel, intelligent under-stair storage and guest w/c.

### Living Room 5.3m x 3.5m

Spacious front facing living room with solid wood floors, built-in shelving units and attractive bay window.

### Kitchen/Dining Room 8.1m x 5.35m (maximum measurements)

Light-filled extended kitchen/dining room with bespoke cabinetry, marble counters, integrated appliances and a high quality finish. Breakfast bar divides kitchen area from spacious dining area with solid wood floors and fantastic natural light from double doors to patio area and two skylights above.

### Lounge/Playroom 5m x 3.1m

Spacious extended lounge with wood floors, vaulted ceiling, gas fire and doors to rear garden and patio.

### Bedroom 1 3.3m x 2.75m

Rear facing double bedroom with carpet flooring and built-in wardrobes.

### Bedroom 2 2.6m x 2.4m

Rear facing single bedroom with carpet flooring and built-in wardrobe.

### Bedroom 3 2.95m x 2.0m

Front facing single bedroom with carpet flooring and built-in wardrobe.

### Master Bedroom 3.8m x 3.3m

Generous double bedroom with wall-to-wall built-in wardrobes, bay window, carpet flooring and en-suite bathroom off.

### En-Suite 1.8m x 1.5m

Fully tiled shower room with w/c and wash basin and corner shower unit.

### Family Bathroom 2.0m x 1.8m

Fully tiled bathroom with chrome heated towel rail, bath with shower attachment, w/c and wash basin.

### Landing 1.8m x 3.6m

Bright carpeted landing space with small hot press and folding attic stairs.

### Rear Garden 14.5m x 6.5m

Attractive well-maintained rear garden with lawn, planted borders and garden shed.

### Patio 4.0m x 3.0m

Winter-garden style patio space with access to house from kitchen, dining room and lounge as well as side entrance leading from front drive to rear garden. ap patio and over-sized garden shed with electricity.

BER: D1 BER No. 105061659

Energy Performance Indicator: 256.52 kWh/m<sup>2</sup>/yr

