



Sherry
FitzGerald

For Sale

Asking Price:
€750,000

30 Obelisk Rise,
St Augustine's
Park, Blackrock,
Co. Dublin, A94
WN80

BER C2

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Tucked away in a popular, residential setting, number 30 Obelisk Rise is sure to impress those in search of a cool and contemporary family home. Ideally located in a quiet cul-de-sac and with the bonus of a sunny westerly rear garden and a superb sun filled rear extension, it is the perfect space to call home. Presented in excellent decorative order throughout, there is very little for the new owners to do, only move in and enjoy!

The light filled interior is evident once you enter. Semi solid wooden floors run from the hallway through to the open plan reception rooms. The kitchen is to the front and has modern hand made kitchen units and breakfast bar. The open plan living/family room is to the rear and boasts an apex glass roof which floods this area with natural light. Bi-folding doors open from the family room out to the westerly facing garden.

Upstairs there are three bedrooms, two doubles and a single. All bedrooms have fitted wardrobes and the main bedroom is en-suite. A modern bathroom completes the upstairs accommodation. The attic is fully floored and has fitted storage and is accessed via a Stira stairs from the landing.

Obelisk Rise is a highly regarded and popular residential development close to the fashionable Blackrock village offering a wealth of trendy eateries, chic boutiques and gourmet food shops. Several of Dublin's finest schools are also nearby as too is the DART and N11 providing efficient access to the city centre. For leisure lovers, there is an excellent choice of sports clubs and gyms in the surrounding neighbourhood.

SPECIAL FEATURES

- Lovely family home measuring 110sq.m. approx.
- Quiet cul-de-sac location
- Sunny westerly facing rear garden
- Presented in excellent decorative order throughout
- Extended downstairs living space
- Chrome switches and sockets
- GFCH

ACCOMMODATION

Entrance Hall Semi solid wooden flooring, smart understairs storage and separate cloakroom.

Kitchen Tiled floor, breakfast bar, integrated fridge freezer, Neff double oven, fitted storage, undercounter freezer, old style radiator, 4 ring gas hob, integrated Hotpoint washing machine, Electrolux dishwasher, 1½ stainless steel sink unit, Silestone countertops, recessed lighting.

Family Room Wooden flooring, recessed lighting, Apex style glass ceilings, gas stove, ceiling coving, bi folding doors opening onto rear garden.

Living Room Wooden flooring, fitted units either side of fireplace, ceiling coving, recessed lighting, open fireplace with black hearth and inset, white wooden surround and mantle.

Landing Attic access via Stira stairs from landing which is fully floored and has fitted storage.

Bedroom 1 Double room overlooking rear, carpet flooring, recessed lighting, fitted wardrobes.

Ensuite Tiled floor and walls, heated towel rail, wc, wash hand basin with mirrored storage cabinet, shower with rainfall shower head.

Bedroom 2 Double room overlooking rear, carpet flooring, recessed lighting, fitted wardrobes.

Bedroom 3 Single room overlooking front, carpet flooring, recessed lighting, fitted wardrobe.

Bathroom Tiled floor, wall mounted heated towel rail, wainscoting, wc, wash hand basin, Velux, mirror with shaving light, bath with shower attachment, fully tiled around bath.

GARDEN

Cobblelock driveway to the front for off street parking. Idyllic sunny westerly facing rear garden, fenced on both sides, artificial grass for ease of maintenance and a wooden shed for storage.

BER

BER C2, BER No. 114316136

Energy Performance Indicator: 197.22 kWh/m²/yr



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