

**FOR SALE**



**Semi-Detached - 2 Bedrooms**

**FOR SALE BY PRIVATE TREATY**

**Guide Price: €460,000**

1 Coppinger Walk  
Blackrock  
County Dublin



**72 sqm (775 sqft)**



## DESCRIPTION

Casey Kennedy are delighted to bring to the market this two bedroom end of terrace townhouse tucked away in this ever popular and hugely convenient residential development.

No.1 provides well laid out and spacious accommodation c.72sqm/777sqft oozing with natural light. The property also boasts a large secluded rear garden c.40 Ft long. The garden has a west facing aspect. Off street parking to the front.

This house offers room to extend to the side of the house subject to planning permission. There is a previous lapsed planning permission from 2001 for the house. Several other houses within the development have completed this style of extension.

Accommodation briefly comprises Entrance porch, livingroom, kitchen/dining room, 2 double bedrooms and a family bathroom.



## FEATURES

- Excellent location
- Easy transport links
- Freshly painted throughout
- West facing garden aspect
- 40 ft Garden
- Room to extend





## ACCOMMODATION DETAILS

### Entrance Porch:

- 1.26m (4'2") x 1.1m (3'7")
- Floor to ceiling window. Door to living room.

### Living Room:

- 5.32m (17'5") x 3.73m (12'3")
- Feature open fireplace. Staircase. Understairs storage press. Door to . .

### Kitchen/Dining Room:

- 3.73m (12'3") x 3.34m (10'11")
- Large feature bay window with sliding PVC glazed doors to rear garden. Modern fitted kitchen. Tiled floor.

### Bedroom 1:

- 3.73m (12'3") x 3.31m (10'10")
- Double bedroom overlooking the rear garden with extensive range of fitted wardrobes.

### Bedroom 2:

- 3.73m (12'3") x 3.42m (11'3")
- Double bedroom with fitted wardrobes

### Bathroom:

- 2.72m (8'11") x 1.71m (5'7")
- Bathroom with bath, wc, whb. Hotpress.

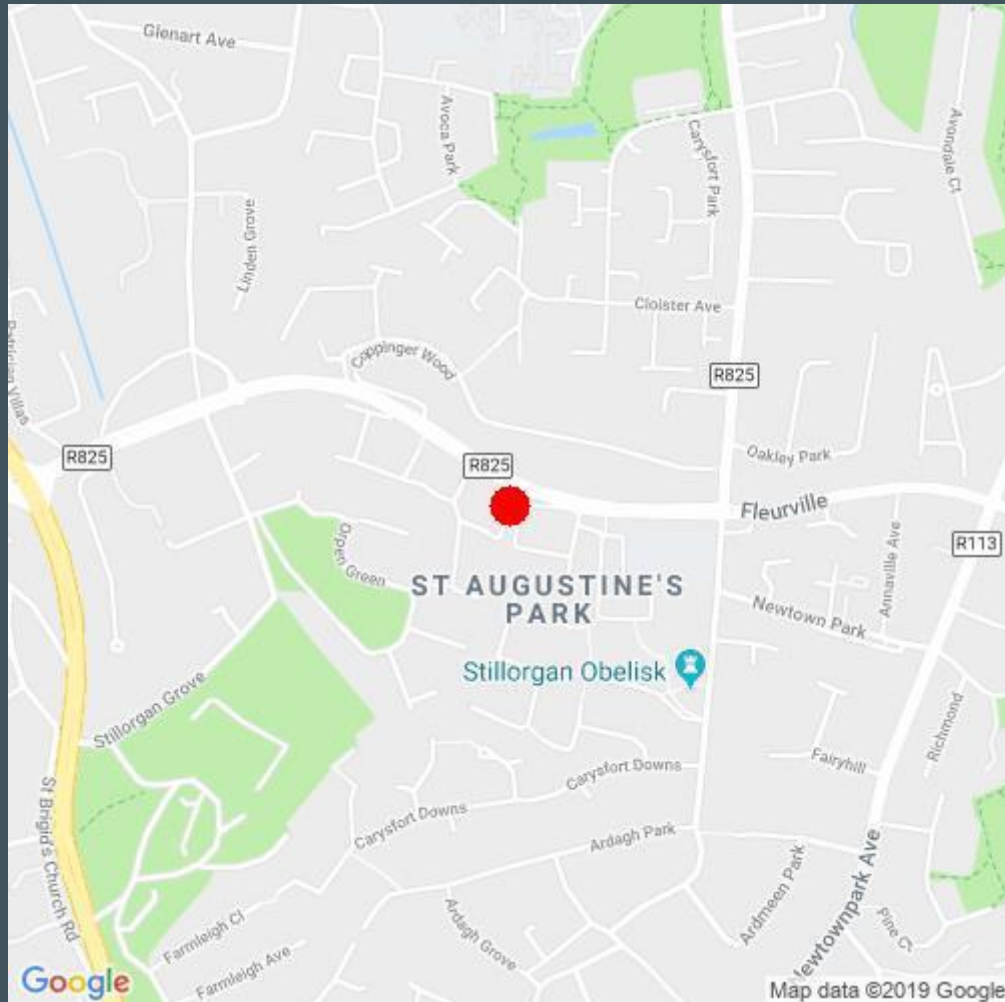
### Landing:

- 2.44m (8'0") x 0.86m (2'10")

### Outside

- Front garden with off street parking is complimented by a large (approx.. 13m) rear garden.





The location is excellent, situated off Stillorgan Park Road within this sought after residential cul-de-sac and offering a wide variety of amenities nearby. The property is within easy walking distance of the N11 QBC for access by public transport to the city centre, whilst Blackrock and Stillorgan Villages are within walking with their shopping centres, range of boutique shops and restaurants.

There are numerous schools within walking distance as well as access to the city centre and the south coast on the DART.

## VIEWING BY APPOINTMENT

**Casey Kennedy Estate Agents**

**1 The Hill,  
Stillorgan,  
Co Dublin.**

**T: 353 1 288 36 88**

**E: [enquiries@ckp.ie](mailto:enquiries@ckp.ie)**

**W: [ckp.ie](http://ckp.ie)**

**PSRA No. 003493**

**CK CASEY  
KENNEDY**  
ESTATE AGENTS

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