



3 Coppinger Close  
Blackrock, Co. Dublin

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INTERNATIONAL REALTY





## 3 Coppinger Close, Blackrock, Co. Dublin

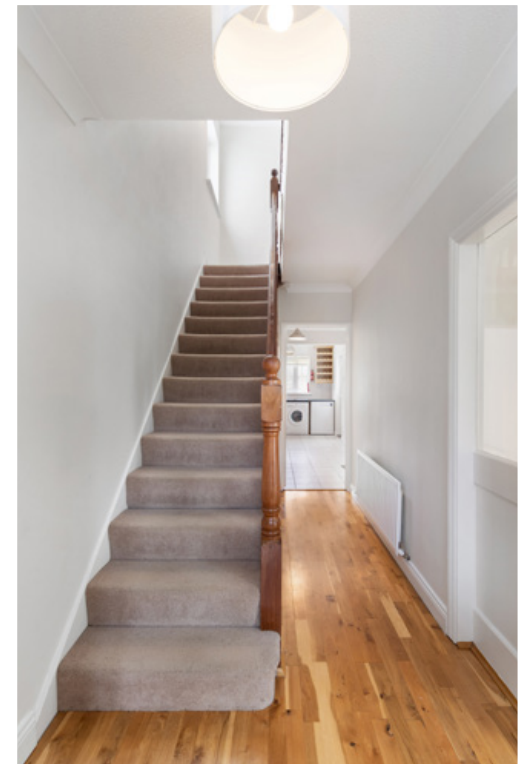
### Features

- Wonderful, semi-detached family home extending to approximately 107 sqm (1152) sq. Ft
- Presented in excellent condition throughout
- Original solid oak flooring
- Ample off-street parking to the front
- Situated in a quiet cul de sac
- Superb southwest facing rear garden
- Decorative craftsman oak fitted kitchen
- Gas fired central heating
- Double glazing throughout
- Security alarm system
- Storage shed
- Floored attic with pull down ladder
- Close proximity to Blackrock and Stillorgan villages,
- Within easy reach of excellent schools and superb transport links
- Fitted carpets, curtains and kitchen appliances included in the sale

A well-presented, beautiful semi-detached home situated in a quiet and family-orientated cul de sac within the popular Coppinger development, conveniently located just off Stillorgan Park. The spacious and practical accommodation extending to approximately 107 sqm (1152) sq. Ft is well laid out to include ample living space for the whole family as well as desirable outdoor space to the front and superb southwest facing garden to the rear of the property.

The property enjoys an excellent position with generous off-street parking to the front, framed by mature hedging that provides both privacy and charm. Inside, the well-appointed accommodation begins with an inviting entrance hallway with solid oak flooring and guest w.c. The spacious living room, enhanced by a bay window to the front, is flooded with natural light and connects via double doors to an elegant dining room —perfect for both everyday living and entertaining. To the rear, a well-fitted kitchen and dining area, ideal for family life, opens directly onto the south-west facing garden. Designed for low maintenance, this sun-drenched outdoor space offers wonderful potential to extend further and is perfectly suited as a children's play area or an inviting setting for al fresco dining. Upstairs, there are four generously proportioned bedrooms, including a principal bedroom with ensuite, complemented by a family bathroom. A floored attic adds further versatility, presenting excellent potential for conversion. To the front, the property is further enhanced by excellent off-street parking. Within this leafy development itself there is ample communal green space including communal tennis courts.

The location of this property is second to none, with a selection of amenities in the nearby villages of Blackrock and Stillorgan, including an array of shops in the Frascati Centre, Blackrock Shopping Centre and Stillorgan Shopping Centre. Public transport is generous in the locality, with the QBC on the Stillorgan Road and the DART line within easy reach. A host of schools surround the property to include Blackrock College, St. Andrew's College, Newpark Comprehensive and Carysfort National School. There are three local parks within close proximity with Carysfort Park literally on the doorstep with its Oak Walk, lake and playground and there is also Rockfield Park with tennis club and playing field as well as Blackrock Park.



## Accommodation

**Entrance Porch:** 1.75m x 1.0m (5'9" x 3'3") With cloaks hanging and attractive hardwood oak flooring leading through to the entrance hallway.

**Entrance Hallway:** 1.75m x 4.312m (5'9" x 14'2") With hardwood oak flooring, understairs storage, alarm panel, ceiling coving.

**Guest w.c:** 1.50m x 0.75m (4'11" x 2'6") With w.c, wash hand basin, frosted window to the side, part tiled floor, part tiled walls.

**Living Room:** 3.55m x 5.32m (11'8" x 17'5") With beautiful bay picture window overlooking the front, ceiling coving, oak hardwood flooring, open marble fireplace, with marble surround, centre rose, double doors leading into the sitting room.

**Sitting Room:** 3.58m x 2.95m (11'9" x 9'8") With sliding doors out to rear garden, attractive oak hardwood flooring and ceiling coving.

**Kitchen:** 2.49m x 5.74m (8'2" x 18'10") Fitted with an excellent range of press and drawer units, marble effect counter tops with stainless steel sink unit, stainless steel oven with four ring ceramic hob and extractor fan over, Beko dishwasher, washing machine, dryer, part tiled walls and tiled floors.

**Landing:** With frosted window to the side, hot water cylinder and access to attic

**Bedroom 1:** 2.40m x 2.69m (7'10" x 8'10") With fitted carpet, built in wardrobes and picture window overlooking the rear.

**Bedroom 2:** 3.30m x 2.85m (10'10" x 9'4") With fitted carpet, built in fitted wardrobes and picture window overlooking the rear.

**Bathroom:** 2.03m x 1.79m (6'8" x 5'10") Tiled floor, tiled splashback, w.c., wash hand basin, heated towel rail, electric Mira step in shower with bath and Velux roof light.

**Bedroom 4:** 2.17m x 2.41m (7'1" x 7'11") With picture window overlooking the front, one built in fitted wardrobe, fitted carpet.

**Bedroom 3:** 4.88m x 3.20m (16' x 10'6") Beautiful picture window overlooking the front, built in fitted wardrobes, fitted carpet and ensuite bathroom.

**Ensuite Bathroom:** 1.41m x 1.90m (4'8" x 6'3") With tiled floor, tiled splashback, wash hand basin, Velux roof light, w.c, step in Mira shower, Dimplex extractor fan and mirrored cabinet

**Garden:** Superb southwest facing garden with side passage to front, outdoor tap, shed, mature shrubs and plants.

## BER Information

BER:D1

BER Number:116849936

EPI:241.84 kWh/m<sup>2</sup>/yr

## Eircode

A94 V659





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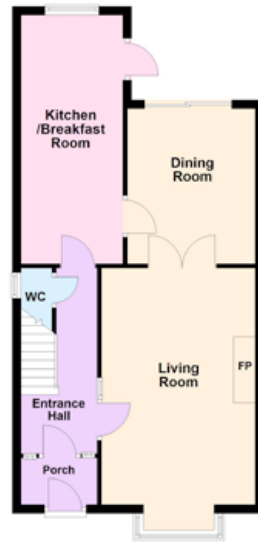
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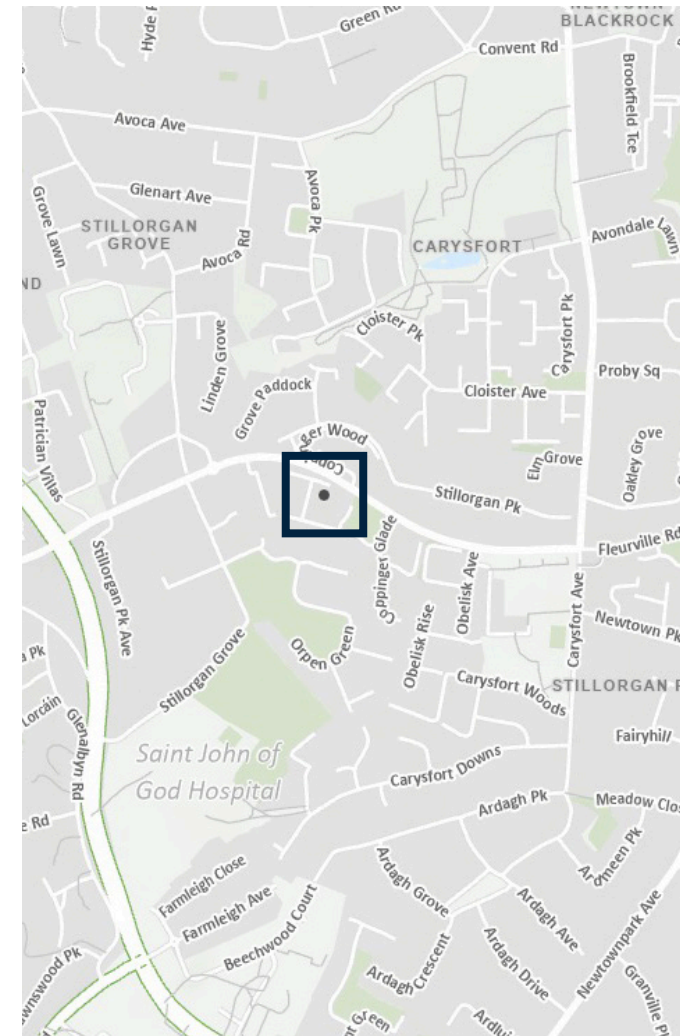
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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