

BER B3



12 Saint Helier's Copse  
Stillorgan Park, Blackrock, Co. Dublin

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INTERNATIONAL REALTY





## 12 Saint Helier's Copse, Stillorgan Park, Blackrock, Co. Dublin

### Features

- Approximately 150 sqm (1,614 sqft)
- Four double bedrooms
- Four bathrooms
- Stylish and modern interior
- Low maintenance rear garden with pedestrian access
- Off-street car parking
- Quiet residential cul de sac setting
- The villages of Stillorgan and Blackrock are both only minutes away.
- Gas fired central heating.

12 Saint Helier's Copse is an impressive end of terrace home superbly located in this highly regarded and exclusive development. The property has been extended and modernised to provide spacious and practical accommodation for everyday living while also benefiting from off-street car parking and manicured rear garden with pedestrian access.

Internally, the accommodation extends to approximately 150 sqm (1,614 sqft) and the ground floor consists of an entrance hall, cloak room, open plan kitchen/dining room with sliding doors leading outside and double doors leading to the living room. The kitchen is extremely well-fitted with integrated appliances, marble worktop and a breakfast bar. Off the dining room there is a most useful utility room and separate shower room. The living room is stylishly presented with wall panelling, built-in shelving and ceiling coving, there is also understairs storage and a sliding glass door that opens onto the manicured rear garden. Upstairs, there is a family shower room and four double bedrooms two of which are en suite. To the front of the house there is pebbled driveway providing off-street car parking and to the rear there is a private garden laid out mainly in lawn with patio slabs, plants, shrubs, and trees including mature Olive trees, an Acer tree and box hedging. There is also a purpose-built seating area and gated pedestrian access.

St. Helier's Copse is a well-maintained, low-density development superbly positioned on this quiet residential cul de sac between both Stillorgan and Blackrock Village. There is a large selection of schools and colleges including Blackrock College, Sion Hill, St Andrew's College, UCD, and The Smurfit Business School within easy reach. The new Frascati Centre, Blackrock Shopping Centre and Stillorgan Shopping Centre are nearby. The area also benefits from all the conveniences that the coastline has to offer, and public transport links include the quality N11 bus corridor with the 46A and 145 routes connecting you with the city centre plus Aircoach to the airport within a 5-minute walk and the M50.









## Accommodation

**Entrance Hallway:** 4.1m x 1.75m (13'5" x 5'9") with laminate wood flooring, alarm panel and door to cloakroom

**Kitchen/Dining Room:** 8.1m x 3.5m (26'7" x 11'6") with tiled floor, extensive range of wall and floor units, stainless steel sink, marble countertop, integrated Neff microwave, extractor fan, triple aspect room, space for double fridge/freezer, breakfast bar, sliding doors out to the rear garden, sliding doors into the living room and door to

**Utility Room:** 5.78m x 1.89m (19' x 6'2") with tiled floor, wall and floor units, stainless steel sink, space for washing machine, space for tumble dryer and hot press and boiler

**Downstairs Shower Room:** with tiled floor, part tiled walls, shower, w.c., wash hand basin and door to rear garden

**Living Room:** 3.66m x 6.2m (12' x 20'4") with laminate wood flooring, media unit with place for TV and electric fire, shelving

either side, understairs storage cupboard and sliding door to the rear garden

### Upstairs

**Landing:** with two hatches to the attic

**Bedroom 1:** 2.6m x 4m (8'6" x 13'1") with window overlooking the rear and built-in wardrobes

**Bedroom 2:** 3.1m x 3.6m (10'2" x 11'10") with built-in wardrobes, window overlooking the rear and door to

**En Suite Shower Room:** 2.1m x 2.2m (6'11" x 7'3") with tiled floor, partially tiled walls, step in Hydramax electric shower, wash hand basin with shaver light and w.c.

**Bedroom 3:** 4.9m x 3.5m (16'1" x 11'6") with bay window overlooking the front, built-in wardrobes, recessed lighting, and door to

**En Suite Shower Room:** 1.66m x 3.5m (5'5" x 11'6") with tiled

floor, partially tiled walls, Jacuzzi bath with Hydramax shower over, wash hand basin and w.c.

**Shower Room:** 1.24m x 2m (4'1" x 6'7") with step in Triton electric shower, tiled floor, partially tiled walls, w.c. and wash hand basin

**Bedroom 4:** 3.1m x 3.1m (10'2" x 10'2") with built-in wardrobes and window overlooking the front

## BER Information

BER: B3

## Eircode

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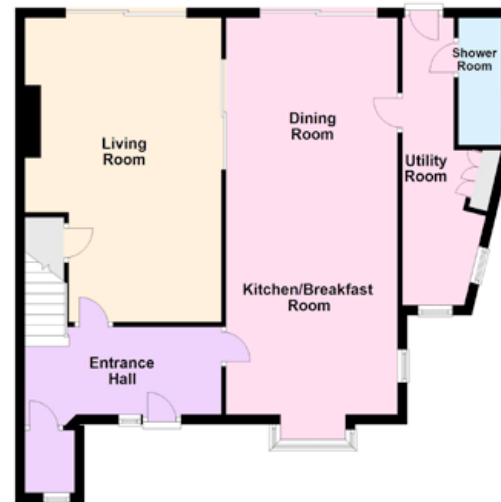
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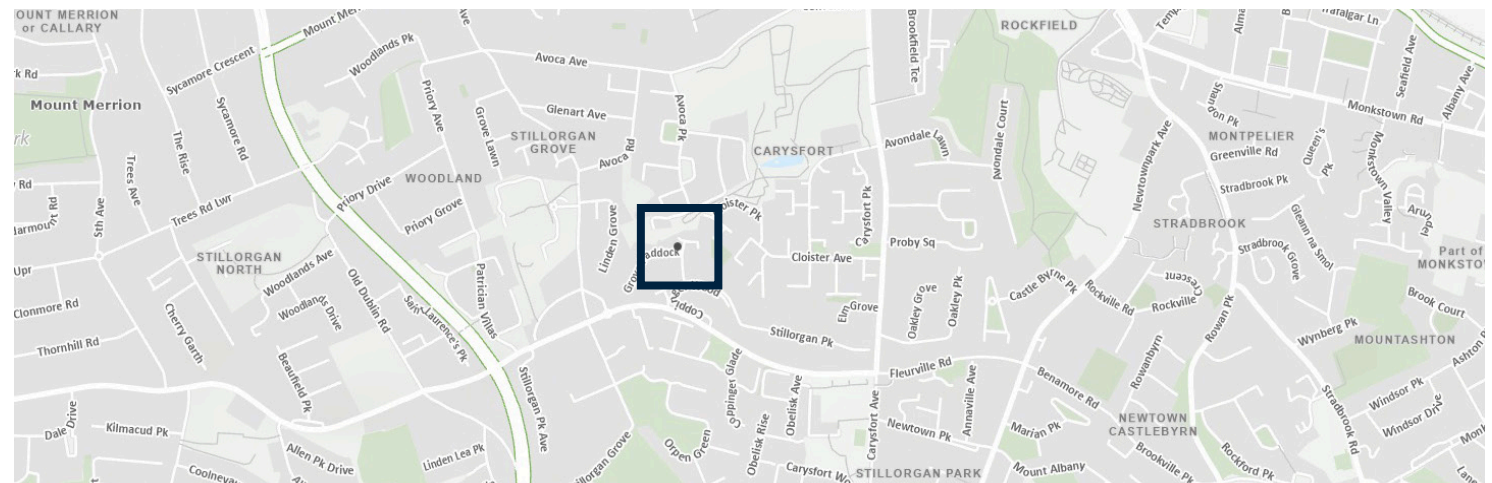
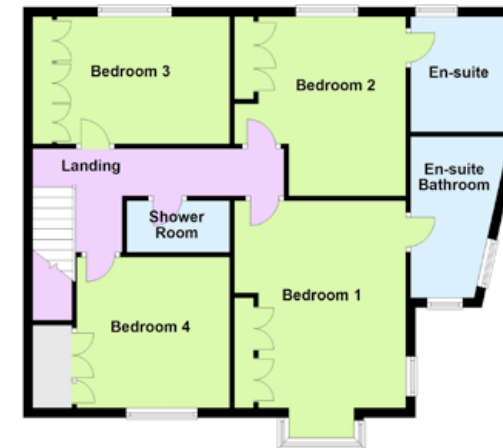
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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