

# DK

DAPHNE KAYE  
& ASSOCIATES



## 50 COPPINGER GLADE

Stillorgan Park, Blackrock, Co. Dublin A94 K759

BER D1

## 50 Coppinger Glade, Stillorgan Park, Blackrock, Co. Dublin A94 K759



Commanding a corner position with an enviable south facing aspect, **50 Coppinger Glade** is an attractive red brick 6 Bedroom residence ideally situated in this prime family location. The bright and spacious interiors of c. 176 sq m (1,896 sq ft) excluding the converted attic, comprise well balanced family accommodation: Porch, Entrance Hall, Guest Cloakroom, Lounge, open plan Kitchen/Dining, Utility, T.V Room and Conservatory. At 1st floor level there are 6 Bedrooms and 2 Bathrooms. In addition there are 2 further rooms in the tastefully converted attic space. The garage offers further scope and potential to extend the accommodation. Presented in good condition the appeal of this fine family home is enhanced by the generous rear garden (13.2m x 9.4m) enjoying an all day sunny south orientation. Situated in a well established location easy access is afforded to a host of schools and primary transport routes including the N11 and M50.

### ACCOMMODATION

#### ENTRANCE HALL

With solid timber floor

#### GUEST CLOAKROOM

### SPECIAL FEATURES

- Generous accommodation of c. 176 sq m (1,896 sq ft)
- Bright interiors presented in good condition
- Gas fired central heating
- Double glazing
- Scope and potential to convert the garage
- Security alarm
- Tastefully converted attic providing 2 spacious rooms (not included in the square footage)
- 6 Bedrooms and 3 receptions
- Brick façade
- South facing rear garden measuring 13.2m x 9.4 m



White suite incorporating w.c. and w.h.b. Fully tiled walls and floor.

**LOUNGE**

5.95m x 3.5m measured into feature bay window. Attractive marble fireplace and hearth fitted with gas coal affect fire.

**DOUBLE DOORS WITH LEADED GLASS DETAIL TO:**

**DINING AREA**

3.6m x 3.07m with solid timber floor.

**OPENING TO:**

**KITCHEN/BREAKFAST ROOM**

6.74m x 2.33m with extensive range of fitted units incorporating illuminated work top areas with tiling surround, oven, ceramic hob, concealed extractor, dishwasher and stainless steel sink unit. Solid timber floor.

**UTILITY ROOM**

2.98m x 1.82m with fitted units, stainless sink unit and washing machine. Tiled floor. Door to gardens.

**T.V. ROOM**

3.44m x 2.98m with solid timber floor.

**CONSERVATORY**

4.48m x 2.42m with solid timber floor and French doors to garden. Dual aspect.

**FIRST FLOOR**

**LANDING**

With Airing cupboard

**MASTER BEDROOM 1**

4.63m x 3.16m measured into feature bay window. Double fitted wardrobes, fitted bed head with excellent overhead storage.

**SHOWER ROOM EN SUITE**

Fully tiled shower, pedestal w.h.b. with mirror, light and w.c.

**BEDROOM 2**

3.62m x 3.28m





**BEDROOM 3**

4m x 2.96m with recessed lights and wall mirror.

**BEDROOM 4**

4.07m x 2.96m max measurement. Recessed lights and wall mirror.

**BEDROOM 5**

2.66m x 2.4m with fitted wardrobes and bed head with overhead storage

**BEDROOM 6**

2.47m x 2.14m with fitted wardrobe.

**BATHROOM**

White suite incorporating bath, Mira power shower, w.h.b. in vanity unit, illuminated wall mirror and w.c. Fully tiled walls and floor.

Stairs to converted **ATTIC**

**ROOM 1**

3.27m x 3.10m with large Velux windows.

Excellent storage.

**ROOM 2**

3.10m x 3.2m with large Velux windows and excellent storage.

**GARAGE**

5.04m x 3.07m with up and over door. Ideal for conversion if so desired.

**OUTSIDE:**

To the front the cobble lock driveway provides front of house off street car parking . The gated wide side entrance leads to the rear garden of 13.2m x 9.4m. Set in lawns with a generous paved patio area, privacy is assured from the high clipped hedging. This tranquil setting enjoys an enviable all day sunny south orientation.

**BER DETAILS**

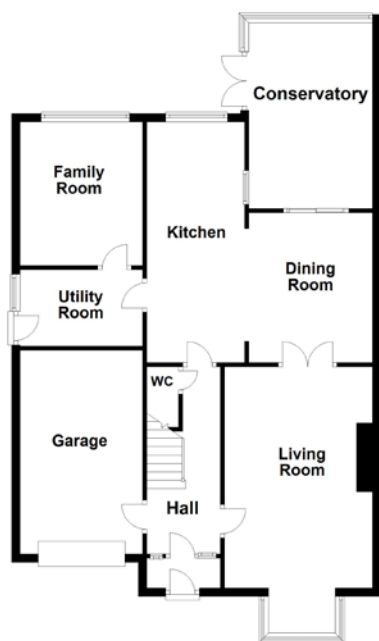
**BER Rating:** D1

**BER Number:** 110862828

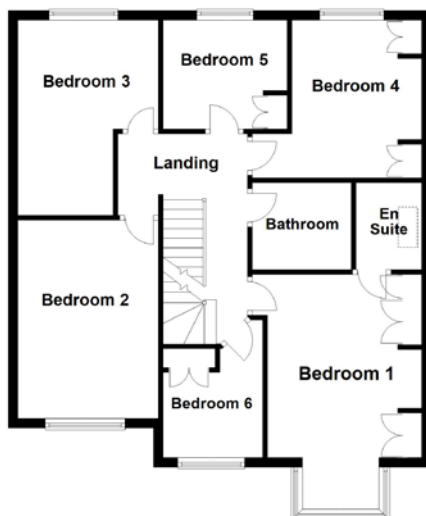
**EPI:** 239.92 kwh/m2/yr

## FLOOR PLANS

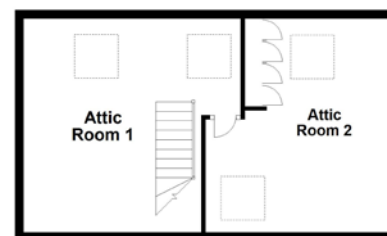
### GROUND FLOOR



### FIRST FLOOR



### ATTIC



# DK DAPHNE KAYE & ASSOCIATES

The Gables, Foxrock Village, Dublin 18

**Telephone:** 01 289 90 34 **Mobile:** 087 256 02 69

**Email:** [daphne@daphnekayeandassociates.ie](mailto:daphne@daphnekayeandassociates.ie) **www:** [www.daphnekayeandassociates.ie](http://www.daphnekayeandassociates.ie)

PSRA No. 003990

The particulars are for guidance only and do not constitute part of, or offer a contract. Every care has been taken in preparing these particulars but their accuracy is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Daphne Kaye & Associates has any authority to make or give any representation or warranty whatever in relation to this property.

