



JP&M  
**DOYLE**

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

**FOR SALE**

**THREE BED SEMI DETACHED RESIDENCE,  
3 ALLENTON ROAD,**



**OLD COURT,  
DUBLIN 24.**

[jpmdoyle.ie](http://jpmdoyle.ie)

**(01) 490 3201**

## **LOCATION:**

The property is situated in a much sought after and mature housing development just off the Firhouse road and at the foot of the Dublin Mountains in a most convenient location. It is within close proximity to a wide range of shopping centres with Old Bawn shopping centre on your doorstep. The Square Shopping Centre with its various shops and restaurants, Tallaght Hospital and Tallaght I. T. are a short walk away and the property is well served by public transport. Dublin Bus stops and The Luas are both located nearby making the city centre easily accessible. All main road networks, the M50, N81, N7 and Belgard Road are all in close proximity. **Firhouse:** c. 1 km                      **Knocklyon:** c. 2 km                      **M50:** c. 1 km

## **DESCRIPTION:**

Attractive 3 bedroom semi-detached residence with off street parking. The property is deceptively spacious extending to c. 110 sq. mts / 1181 sq. ft. The rooms are all generous in size and accommodation comprises entrance hall, large living room, kitchen/ dining room with door to rear gardens, 3 double bedrooms (master en-suite) and bathroom. The property would be ideal opportunity for first time buyers or investors alike to purchase a property in a great location and make it their own.

## **ACCOMMODATION:**

### **Entrance Hall:**

2.83m x 1.77m. With wooden floor.

### **Living Room:**

4.51m x 4.38m. With wooden floor and open fireplace.

### **Kitchen:**

6.26m x 3.74m. With fitted kitchen units, part wooden floor, part tiled floor, tiled splashback, access to understairs storage and door to rear garden.





**Upstairs:**

**Bedroom 1:** 3.96m x 4.49 (max)m. With fitted wardrobes and en-suite.

**En-Suite:** 1.79m x 1.76m. With shower, w.c., w.h.b., tiled floor and part tiled walls.

**Bedroom 2:** 2.77m x 2.47m. With wooden floor and fitted wardrobes.

**Bedroom 3:** 3.18m x 2.78m. With fitted wardrobes.

**Bathroom:** 2.26m x 1.98m. With bath, w.c. and w.h.b.



## **OUTSIDE:**

- Front Garden
- Off Street Parking
- Side Entrance
- Large Rear Garden
- Barna Shed



## **VIEWING:**

By Appointment Only

## **BER RATING:**

D2 (108765447)

## **PRICE REGION:**

€310,000



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