



JP&M
DOYLE

Established. 1952

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FOR SALE

**RESIDENCE & POTENTIAL DEVELOPMENT SITE ,
27 HAZELGROVE,
BLESSINGTON ROAD,
TALLAGHT,**



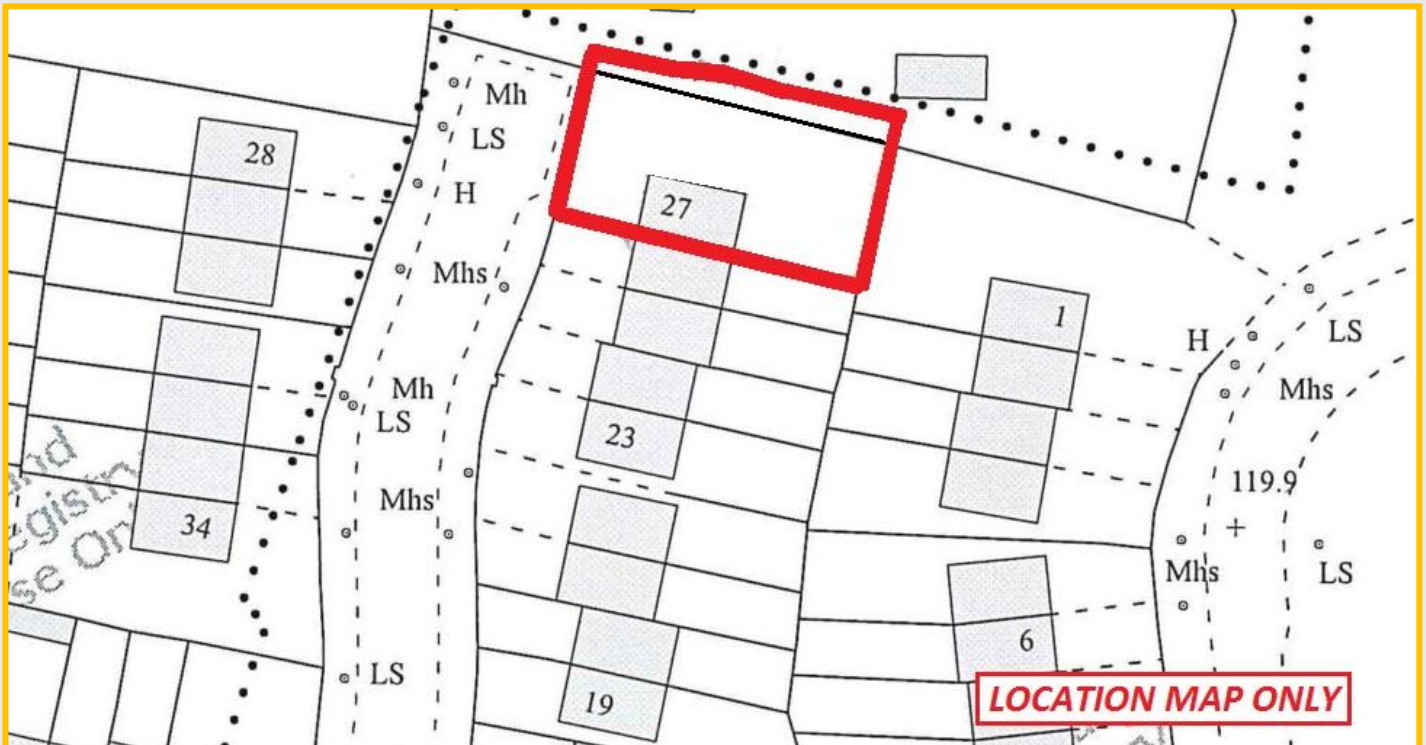
**DUBLIN 24,
D24 R1W6.**

jpmdoyle.ie

(01) 490 3201

LOCATION:

This residence and site is located in the popular Hazlegrove Estate, just off the N81. It offers access to a host of amenities, including The Square & Citywest Shopping Centres, Shops, Sport clubs and Schools. Public transport caters to the area well, with the Luas Red line and Dublin Bus (65b, 77a). The M50 & M7 are only minutes away.



DESCRIPTION:

This is a superb three bedroom end terrace house with a large side garden (Potential Site S.P.P). No. 27 is a cleverly designed residence offering bright spacious living accommodation. The downstairs consists of a smart entrance hall leading to a considerable sitting room, focused around a feature fireplace and benefitting from a bay window. The kitchen is accessed via double doors. It consist of a dining area, fitted units, under stairs storage & glass doors to the rear garden. Upstairs has three fine bedrooms & family bathroom. The master bedroom has its own en-suite. There is ample space in the side garden for a detached residence S.P.P. The site extents to c. 0.09 Acres / 0.04 Hectares.

ACCOMMODATION:

Hall:

c. 1.40m x 1.97m

Living Room:

c. 4.05m x 4.45m (Maximum Measurement)
Open Fire, Bay Window

Kitchen:

c. 3.64m x 5.03m
Fitted Kitchen Units,
Patio Door to Rear, Tiled Floor

Under Stairs Storage:

c.0.86m x 2.25m

Bathroom:

c. 3.78m x 1.45m



UPSTAIRS

Landing:

c. 2.90m x 1.78m
Hot-press, Carpet

Bedroom 1:

c. 3.09m x 2.06m
Carpet

Bedroom 2:

c. 3.16m x 3.24m
Carpet, Built In Wardrobes

Master Bedroom:

c. 2.88m x 4.12m
Carpet, Built In Wardrobes.
0.78m x 2.39m
Tiled Floor, W.C, W.H.B, Shower.

- Ensuite:

Family Bathroom:

c.2.25m x 1.78m



VIEWING:

By Appointment Only

BER:

D2 (101867893)

PRICE REGION:

€269,000



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PSRA Licence: 002264

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