



Established. 1952

# JP&M DOYLE

Auctioneers | Valuers | Estate Agents | Property Consultants

**FOR SALE**

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



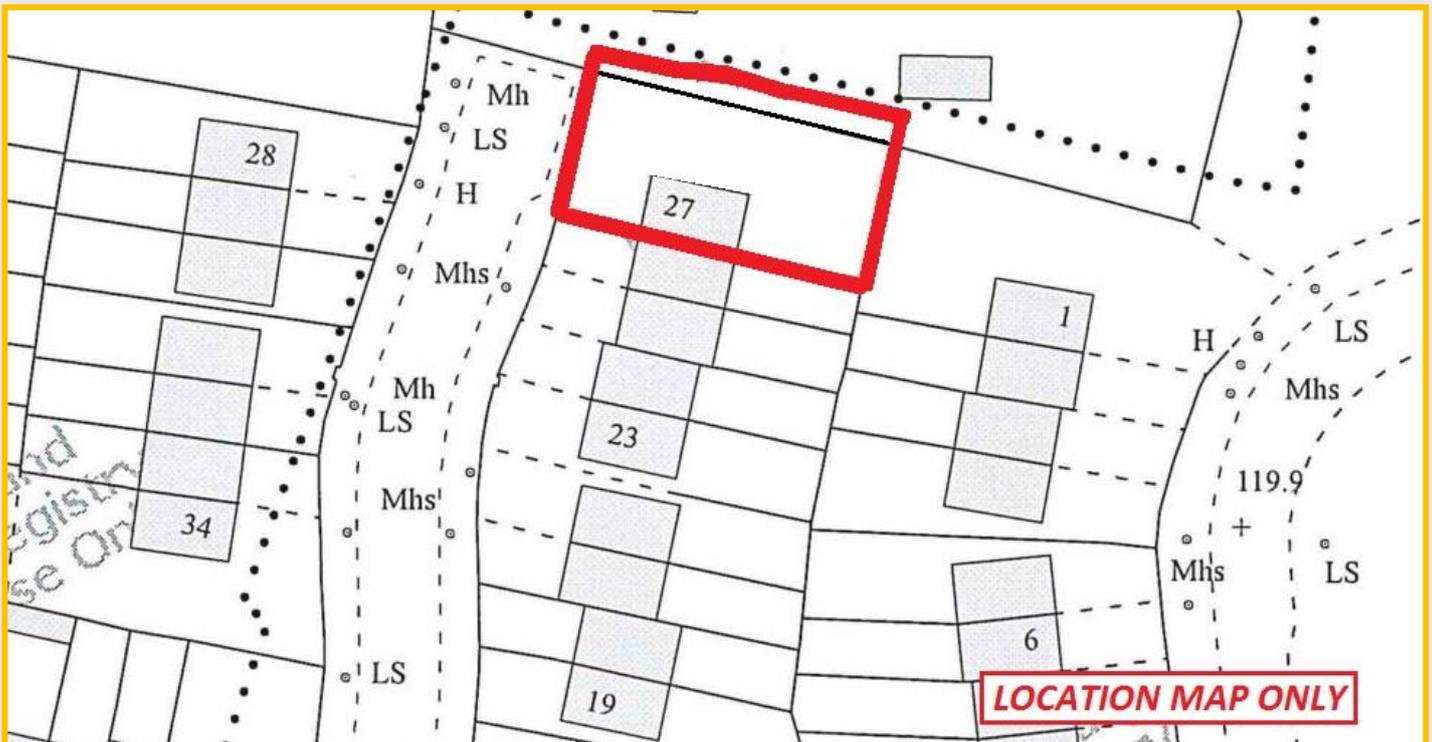
**DUBLIN 24,  
D24 R1W6.**

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

<b><u>Hall:</u></b>	c. 1.40m x 1.97m
<b><u>Living Room:</u></b>	c. 4.05m x 4.45m (Maximum Measurement) Open Fire, Bay Window
<b><u>Kitchen:</u></b>	c. 3.64m x 5.03m Fitted Kitchen Units, Patio Door to Rear, Tiled Floor
<b><u>Under Stairs Storage:</u></b>	c.0.86m x 2.25m
<b><u>Bathroom:</u></b>	c. 3.78m x 1.45m



## **UPSTAIRS**

<b><u>Landing:</u></b>	c. 2.90m x 1.78m Hot-press, Carpet
<b><u>Bedroom 1:</u></b>	c. 3.09m x 2.06m Carpet
<b><u>Bedroom 2:</u></b>	c. 3.16m x 3.24m Carpet, Built In Wardrobes
<b><u>Master Bedroom:</u></b>	c. 2.88m x 4.12m Carpet, Built In Wardrobes.
- <b><u>Ensuite:</u></b>	0.78m x 2.39m Tiled Floor, W.C, W.H.B, Shower.
<b><u>Family Bathroom:</u></b>	c.2.25m x 1.78m



**VIEWING:**

By Appointment Only

**BER:**

D2 (101867893)

**PRICE REGION:**

€269,000



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