



JP&M
DOYLE

Established. 1952

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FOR SALE

**29 BEVERLY DOWNS,
BEVERLY COURT,**



**KNOCKLYON ROAD,
DUBLIN 16.**

jpmdoyle.ie

(01) 490 3201

LOCATION:

Beverly Downs is located between the Knocklyon Road and Scholarstown Road. The M50 junction 12 is immediately accessible. No. 29 is only a stone's throw drive to Marley Park, Dundrum Town Centre and The Square, Tallaght. Close to an array of schools and crèches including St. Colmcille Junior & Senior Schools, Colaiste Eanna, Christian Brothers Secondary School, Scoil Naomh Padraig, Gaelscoil Chnoc Liamhna and Knocklyon Lodge Crèche & Montessori. There are a host of public transport routes with Dublin Buss 15, 15F, 15E, 49, 49A, 74 & 75.

DESCRIPTION:

Beautiful red brick fronted extended residence set in the ever sought after Beverly Estate. Extending to c. 114.8 sq. m/ 1,235 sq. ft, this property comes to market in turn key condition. The property has been completely redecorated & upgraded. Entered via its own private drive. The accommodation comprises of a bright entrance porch leading on to a spacious and bright family sitting room. There is also a large hall with under stairs storage leading to the utility & downstairs WC. The focal point of No. 29 is the large integrated living room with dual archways to the bright open plan kitchen/ dining area. Finished to an exceptional standard with sky lights taking full advantage of its south facing rear garden. The kitchen units have been beautifully designed offering clever storage and ample worktop counter space. Upstairs there are three generous sized bedrooms & a beautiful family bathroom.



ACCOMMODATION:

<u>Porch:</u>	1.6 m x 1.4 m. Tiled floor, picture windows, light panel door, dado rail.
<u>Living Room:</u>	5.4 m x 3.5 m. Wooden floor, open fire, built in cabinets, light panel door, dado rail.
<u>Hall:</u>	3.5 m x 1.78 m. Wooden floor, under stairs storage, light panel door, dado rail.
<u>Utility Room:</u>	1.7 m x 1.7 m. Tiled floor, built in storage units.
<u>Downstairs WC:</u>	1.7 m x 0.8 m. WC, WHB, dado rail.
<u>Living Area Off Kitchen:</u>	5.4 m x 3.2 m. Wooden floor, light panel door, fitted storage units.
<u>Kitchen:</u>	4.2 m x 5.1 m. Double height, dual skylights, fitted units, double doors to rear garden, bay window sink, feature brick wall.
<u>Upstairs:</u>	
<u>Hall:</u>	2.7 m x 1.7 m. Carpet, dado rail.
<u>Bedroom 1:</u>	3.65 m x 2.7 m. Wooden floor, fitted wardrobes, built in study desk & storage units.
<u>Bedroom 2:</u>	2.54 m x 3.69 m. Wooden floor, fitted wardrobes.
<u>Family Bathroom:</u>	2.7 m x 1.6 m. Tiled floor, WHB, WC, heated towel rack, power shower, bath.
<u>Master Bedroom:</u>	3.3 m x 3.08 m. Wooden floor, fitted wardrobes.
<u>-Ensuite:</u>	2.2 m x 1.5 m. Tiled floor, WC, WHB, shower.





OUTSIDE:

- Patio area
- Shed: 2.8 m x 4.3 m.
- Side access

VIEWING:

By Appointment Only

PRICE REGION:

€489,000

BER:

C3 (110861283)



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