



## Tig Mhuire

Old Bridge Road, Templeogue, Dublin 16, D16W6F4.



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148m<sup>2</sup>



(01) 490 3201



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**For Sale by Private Treaty**

**LOCATION:**

Situated just off Old Bridge Road in a quiet cul-de-sac overlooking the Dodder River, Tig Mhuire is within walking distance of both Rathfarnham & Templeogue villages. The address needs little introduction, as a mature suburb with a well-regarded list of local amenities on your doorstep including Rathfarnham Shopping Centre (easily accessed by foot) with Nutgrove, Knocklyon and Dundrum shopping centers all within a short drive, Templeogue proves to be one of South Dublin's most desired locations.

There are a selection of South Dublin's finest junior and senior schools also located within walking distance of the property and a number of bus routes close by providing easy access to the City Centre, with the M50 network just minutes away. Leisure facilities are well catered for with Marlay Park, Dodder Valley Park, Ballyboden St. Enda's playing fields and gym facilities, again, all within walking distance.



### **DESCRIPTION:**

This attractive, two-storey detached residence is in good condition throughout and is set on a large site of c. 0.3 Acres. Nestled in this unique riverside setting, Tig Mhuire is found in this most sought after part of South Dublin. Accommodation comprises of Hall, Livingroom, Kitchen/ Breakfast room, Dining room, Sitting room , Four Bedrooms and Bathroom.

Outside there is a large Garage and extensive gardens.

### **ACCOMMODATION:**

#### **Ground Floor**

<b>Hall</b>	5.62m (18'5") x 2.57m (8'5")	W.C. Off
<b>Living Room</b>	3.94m (12'11") x 3.92m (12'10")	Open Fireplace with Gas Boiler
<b>Dining Room</b>	2.59m (8'6") x 2.58m (8'6")	
<b>Kitchen/ Breakfast Room</b>	6.86m (22'6") x 2.88m (9'5")	Fully Fitted Units
<b>Bedroom/Sitting Room</b>	4.88m (16'0") x 3.93m (12'11")	Fireplace

#### **First Floor**

<b>Bedroom 2</b>	4.66m (15'3") x 3.96m (13'0")	Built In Wardrobes
<b>Bedroom 3</b>	3.97m (13'0") x 3.96m (13'0")	
<b>Bedroom 4</b>	2.77m (9'1") x 2.62m (8'7")	
<b>Bathroom</b>	3.16m (10'4") x 2.53m (8'4")	Shower, W.C. & W.H.B.



## **OUTSIDE:**

- Detached Garage
- Separate WC
- Large Gardens



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**G**

**PRICE REGION:**

**€680,000**



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**DOYLE**

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**105 Terenure Road East, Dublin 6, D06 XD29.**

**t: (01) 490 3201**

**f: (01) 490 7292**

**e: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)**

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