



# DORMER BUNGALOW NO 2 WAINSFORT AVENUE

Terenure, Dublin 6w, D6W FD82



3



2



98 sq.m



(01) 490 3201



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



## **For Sale by Private Treaty**

### **LOCATION**

Located at the mouth of a well-established residential area in Terenure, No. 2 Wainsfort Avenue finds itself among some of South Dublin's most sought after homes. Presented on a corner site, the house is nestled along a road framed by trees and neatly trimmed hedge rows. Surrounded by numerous amenities, the area is perfectly catered for with phenomenal schools—such as Terenure College, Our Lady's Templeogue, Templeogue College, St. Pius X G.N.S. /B.N.S. & St. Joseph's National School, all within reasonable walking distance—and a host of local shops and eateries easily found in the nearby villages of Terenure, Templeogue and Rathgar. For that which cannot be found on your doorstep, the area is also serviced by Dublin Bus effortlessly connecting you to the City Centre and is only 2.5km (approx.) from the M50 allowing you access to everything between and beyond the Dublin borders.

### **DESCRIPTION:**

This immaculate three bed, two bathroom residence, comes to market in turn-key condition offering potential new homeowners the opportunity to acquire a move-in ready home in the heart of one of Dublin's most coveted residential areas. The home, extending to c.98 sq.m, is cleverly laid out providing you with a living room, lounge, kitchen/dining room, shower room, utility room and bedroom downstairs and encompassing a further two large and airy bedrooms upstairs, alongside a family bathroom. Decorated in a neutral palette, with warm toned wooden flooring on the lower level, No. 2 creates a welcoming and relaxing environment. However, it is perhaps the magnificent South-West facing garden that is the most unique and advantageous aspect of this home. Unlike many Dublin properties, No.2 is embellished by a large garden completed with a small stone-laid patio area and lined with neatly cut hedges providing the space with ample privacy, making it an ideal area for one to relax at any time of day. There is also a separate pedestrian entrance to the side, alongside a garage. Not to mention the potential for further development, subject to gaining the necessary planning permission.





## **ACCOMMODATION:**

### **Entrance Hall**

**Living Room** 4.1m (13'5") x 3.1m (10'2")

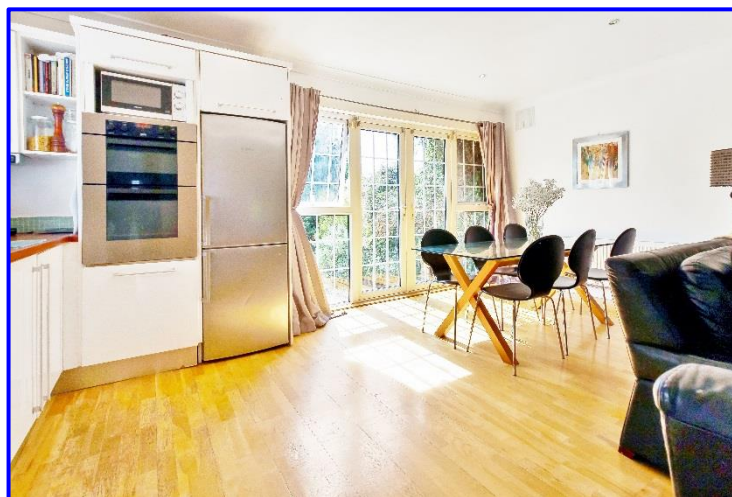
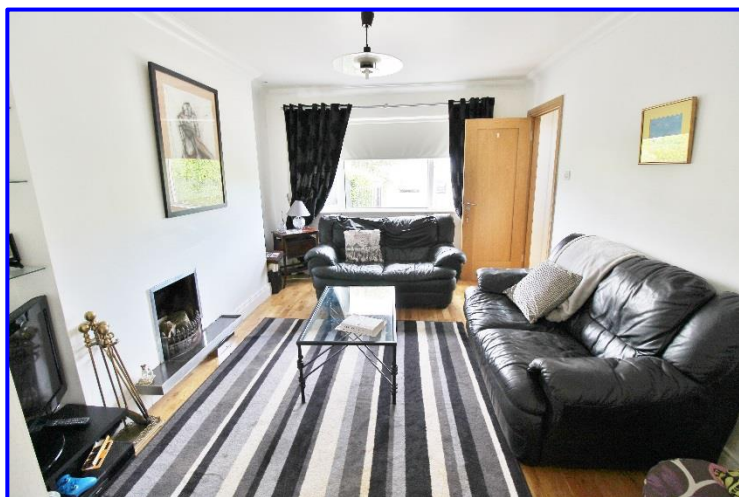
**Lounge** 5.2m (17'1") x 11.7m (38'5")

**Kitchen/ Dining Room** 5.2m (17'1") x 2.7m (8'10")

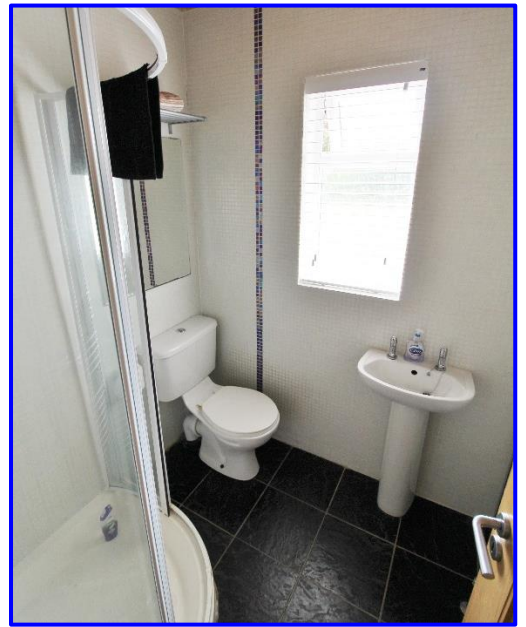
**Utility** 2m (6'7") x 1.05m (3'5")

**Shower Room** 2m (6'7") x 1.7m (5'7")

**Bedroom 1** 3.5m (11'6") x 2m (6'7")





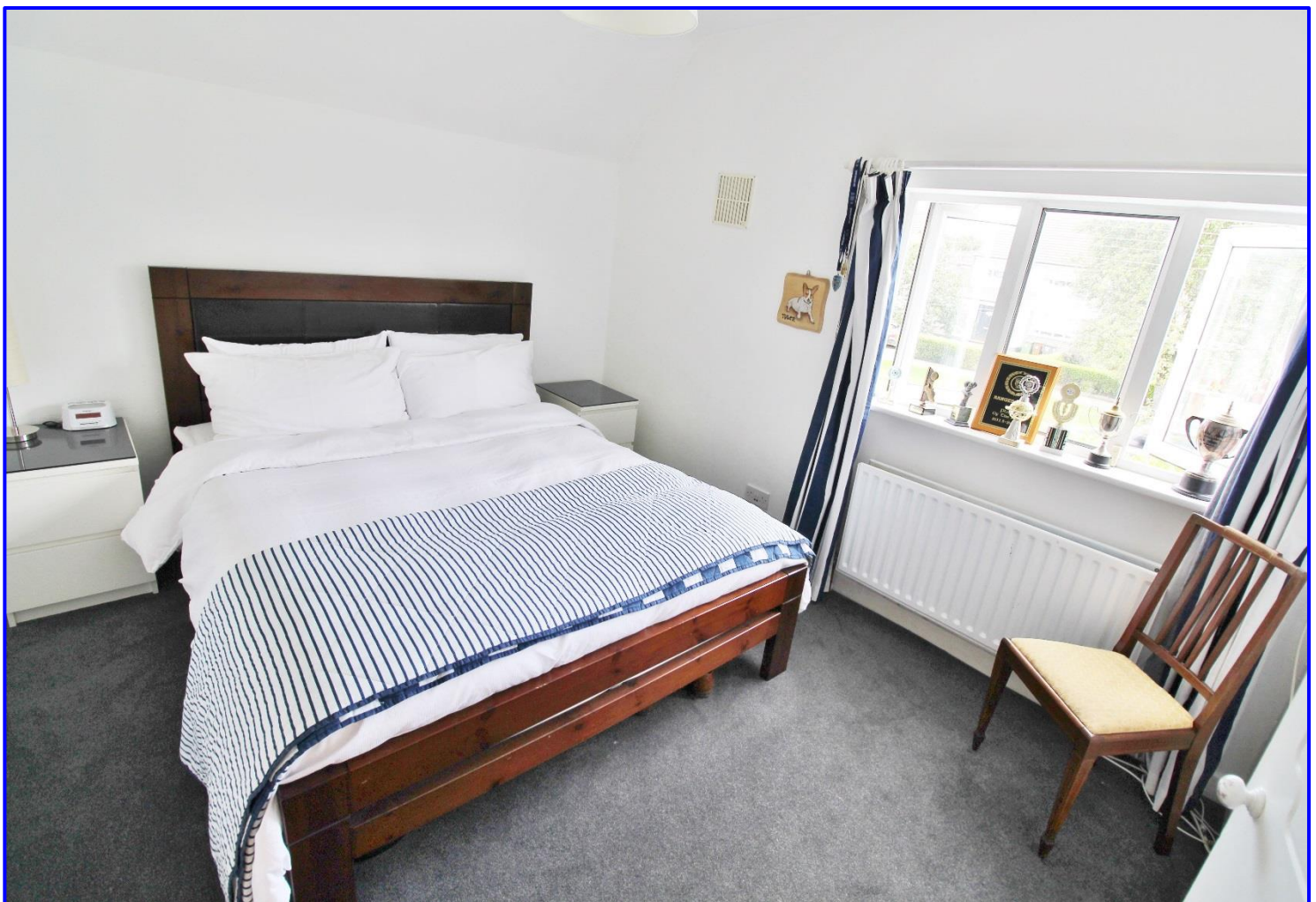


## Upstairs

**Bedroom 2** 4.2m (13'9") x 3.2m (10'6")

**Family Bathroom** 1.9m (6'3") x 1.8m (5'11")

**Bedroom 3** 3.4m (11'2") x 2.7m (8'10")





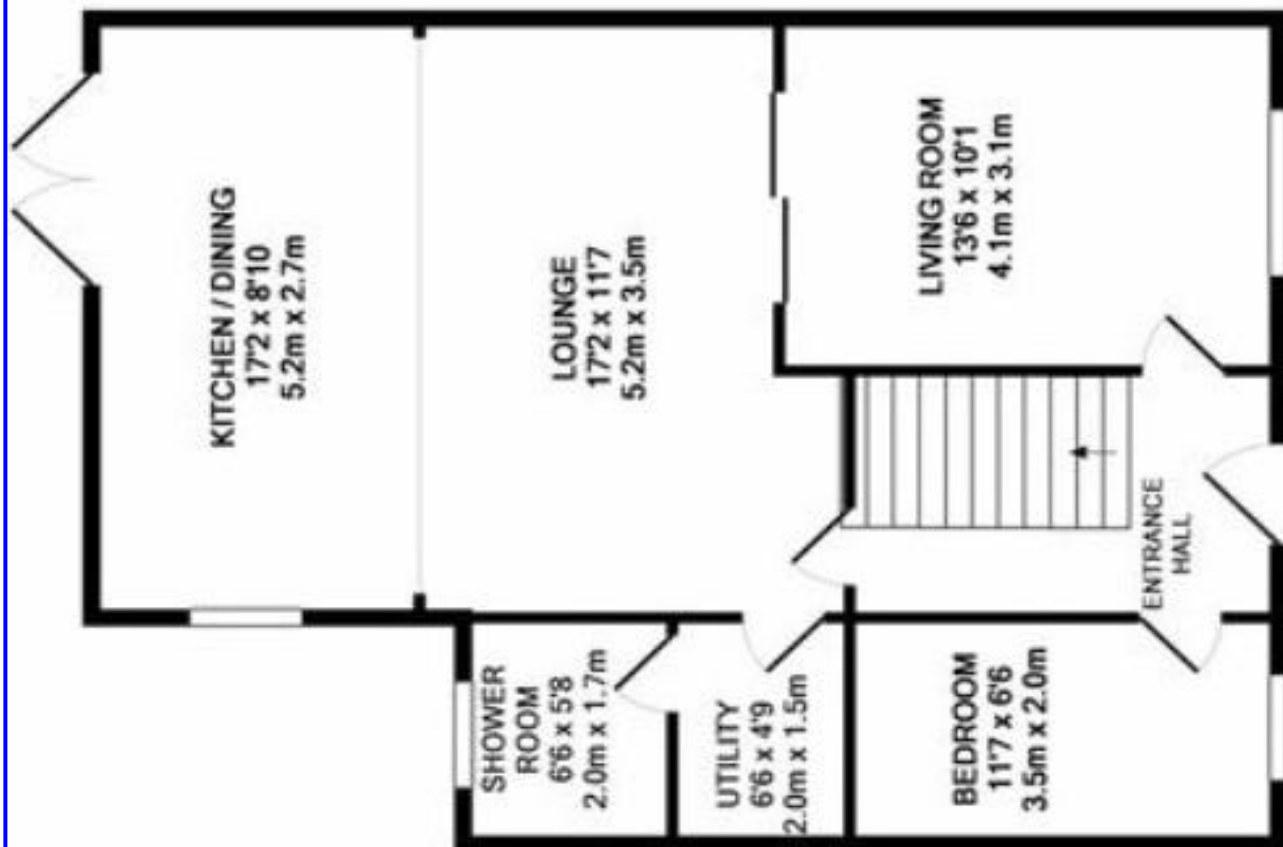




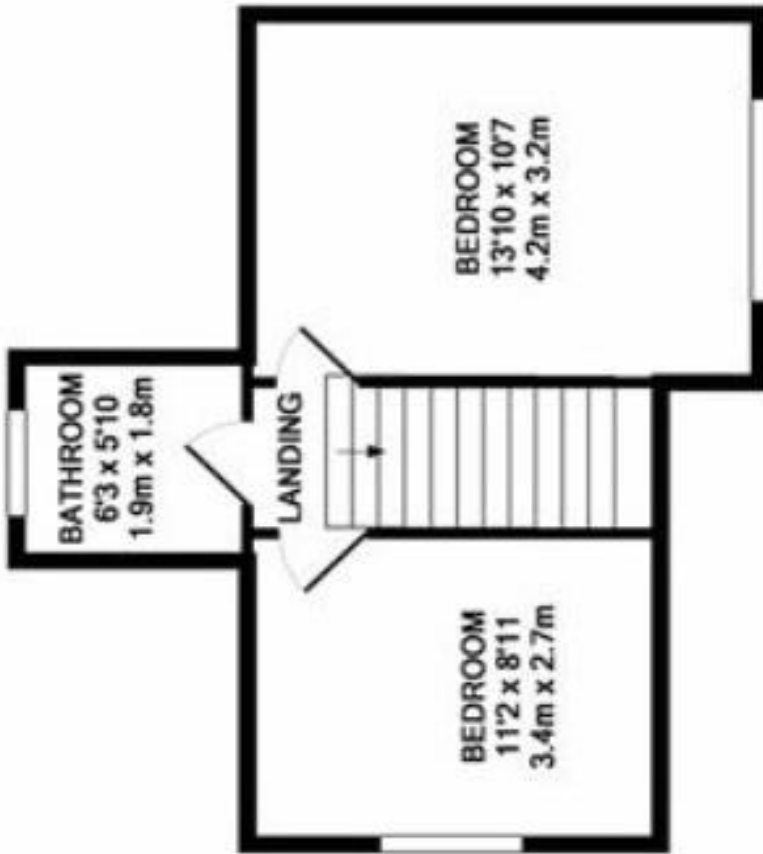




Floor Plans  
(Illustration Purposes Only)



**GROUND FLOOR**



**FIRST FLOOR**

FOR ILLUSTRATION PURPOSES ONLY



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**F (112330121)**

**PRICE REGION:**

**€569,000**



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