



58 Terenure Road West

Terenure, Dublin 6W.
D6WX462



5



2



155 sq.m



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated a short walk to Terenure Village, a mainly residential suburb located just 4km from St. Stephen`s Green, there are a wealth of amenities available including many excellent restaurants and cafes, such as Mayfield and JDs Steakhouse, alongside local boutique shops and newsagents. The area also benefits from the extensive shopping facilities nearby at Nutgrove, Rathfarnham and Dundrum Shopping Centre. There are a wide choice of sporting and recreational amenities in the immediate area such as Terenure and St Mary`s rugby clubs, the tennis clubs at Rathgar and Templeogue, and a choice of golf clubs to include The Grange and The Castle. Numerous activities are also available at the superb parkland of Bushy Park. This prime location is within easy reach of a number of primary and secondary schools including Terenure College, Our Ladys Templeogue Road, Presentation Convent and The High School in Rathgar to mention a few.

The area is extremely well-serviced by regular bus routes to and from the city centre—namely the 15, 15A, 17, 49, 54A, and 65—with the M50 in close proximity offering access to the arterial road network and Dublin Airport.

DESCRIPTION:

This fine two storey, red brick period property, built in c.1936 and extending to c.155 sq m / 1673 sq ft, comes to market in need of modernisation throughout and provides potential buyers with the opportunity to create their own unique space in the heart of the prestigious townland of Terenure. The property comprises of Porch, Entrance Hallway, Under Stairs Guest Toilet, Study/Bedroom 1, Dining Room, Livingroom, Breakfast Room, Larder, Kitchen all at ground level, while upstairs hosts; Landing, Hot Press, an additional Four Bedrooms, Toilet W.C., Bathroom. The outside space of the property provides you with a Tarmacadam Driveway With Off Street Parking & Lawn Area With Mature Hedge Row, Garage, Lean-To Passageway, Outside Toilet, Tool Shed, Coal Shed, Large Rear Walled Garden c.29.5 meters / 96.8 foot long.

ACCOMMODATION:

Porch	1.57m (5'2") x 0.92m (3'0")	Tiled flooring and half tiled walls
Entrance Hallway (L Shaped)	4.29m (14'1") x 1.81m (5'11") 1.92m (6'4") x 2.92m (9'7")	
Under Stairs Guest Toilet	0.79m (2'7") x 1.95m (6'5")	W.C and W.H.B
Bedroom 1/ Study	3.15m (10'4") x 2.76m (9'1")	Tile fireplace with wooden surround
Dining Room	4.22m (13'10") x 4.39m (14'5")	Features bay window (0.89m x 1.4m), ceiling coving and double interconnecting doors to livingroom.
Living Room	3.95m (13'0") x 4.53m (14'10")	Features marble fireplace with wooden surround, ceiling coving and door to garden.
Breakfast Room (L Shaped)	3.22m (10'7") x 2.84m (9'4") 1.18m (3'10") x 1.06m (3'6")	Features tiled fireplace
Larder	1.02m (3'4") x 1.49m (4'11")	
Kitchen	2.13m (7'0") x 1.95m (6'5")	Features fitted storage units, sink, gas cooker & tiled flooring



Upstairs

Landing

4.67m (15'4") x 2m (6'7")

Hot Press

1.46m (4'9") x 0.85m (2'9")

Bedroom 2

2.38m (7'10") x 2.24m (7'4")

Features W.H.B

Toilet

0.87m (2'10") x 0.88m (2'11")

Bathroom

2.56m (8'5") x 2.47m (8'1")

Features W.H.B ,bath with triton T90XR electric shower, tiled flooring and bath

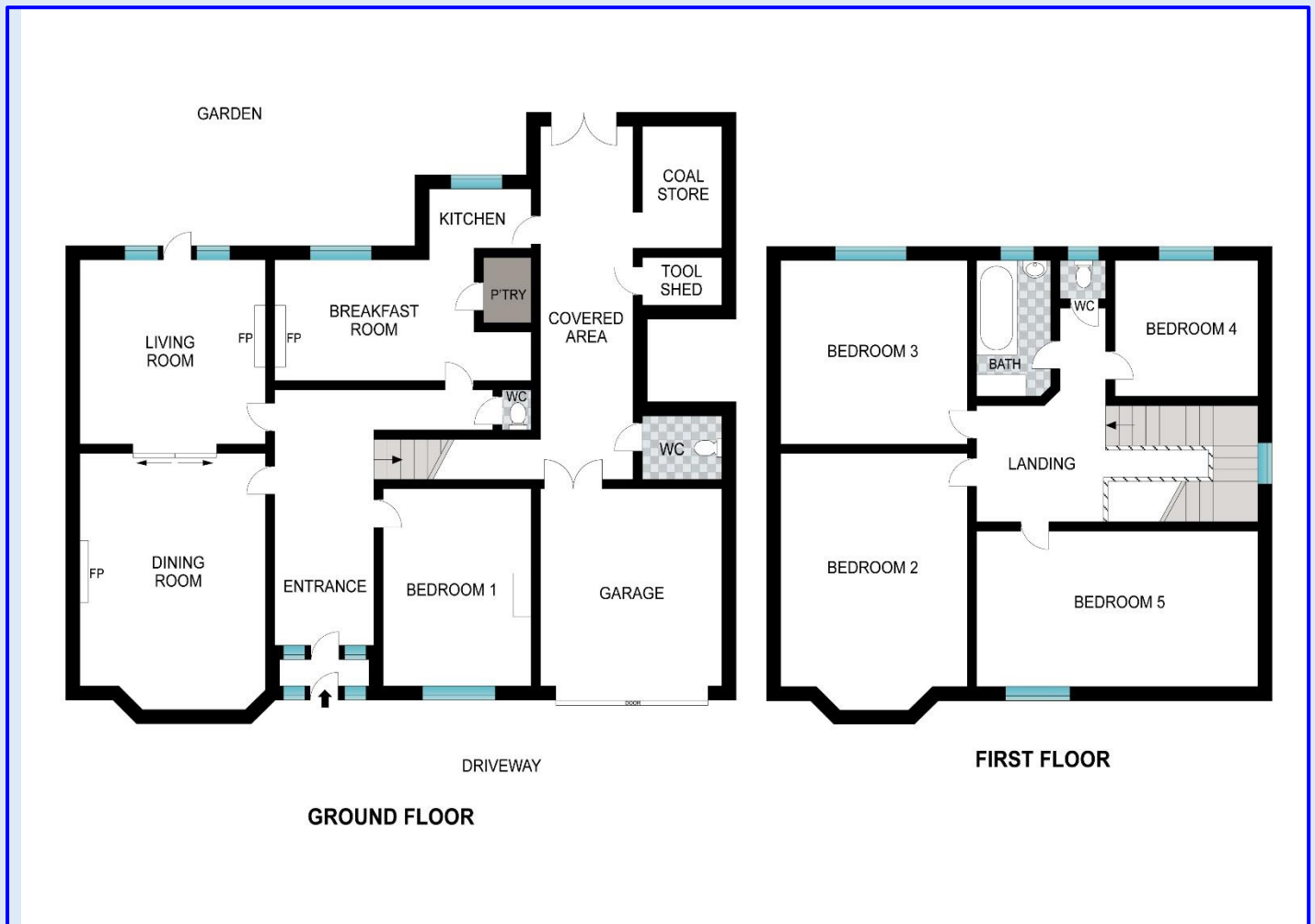


Features

- Tarmacadam driveway

Services

- Mains Water & Sewage
- Gas fired central heating
- E.S.B
- Alarmed



VIEWING:

BY APPOINTMENT ONLY

BER:

E1 (112524087)

PRICE REGION:

€790,000



JP&M
DOYLE

Established. 1952

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