



## 1 TEMPLE VIEW DOWNS, CLAREHALL, DUBLIN 13

LOVELY 3 BED SEMI-DETACHED FAMILY HOME

**BER** C1

**REA**  
**GRIMES**



## FOR SALE BY PRIVATE TREATY

### 1 Temple View Downs, Clarehall, Dublin 13

#### SPECIAL FEATURES

- Lovely 3 bed semi-detached family home • Approx. 101 sq m / 1,087 sq ft (not including the attic) • Quiet and established area
- Large attic conversion (circa 25 sq m / 252 sq ft) • Walking distance to Clarehall and Donaghmede Shopping Centres
- Walking distance to a number of local primary and secondary schools • Kitchen, windows and gas boiler all upgraded over the last 7 years • Side access to the rear garden • Off-street parking to the front

#### DESCRIPTION

REA Grimes are delighted to present 1 Temple View Downs, a charming 3 bedroom semi-detached property which boasts well-proportioned accommodation throughout including a large attic conversion. This lovely property was built circa 1994 and is sure to appeal to a discerning purchaser looking to find a delightful family home.

The bright accommodation extends to approx. 101 sq m / 1,087 sq ft and comprises in brief of an entrance hall, WC, large reception room with feature open fireplace, double doors leads into a very large kitchen / dining / living room all located downstairs while upstairs, there are three large bedrooms, spacious bathroom, large hot press and converted attic. The property further benefits from off-street parking to the front and a rear garden with side access.

Temple View Downs is located in an attractive residential estate just off the Malahide Road close to a number of amenities including numerous shopping options, with both the Clarehall and Donaghmede Shopping Centres within walking distance and the Northside and Swords Pavilion Shopping Centres within a short drive.

It's an ideal commuter location, with easy access to the M50, M1 and Dublin Airport. The nearest bus stops including the popular 15 bus, are within walking distance, with multiple routes providing access to the City Centre. Clongriffin and Howth Junction DART stations are also within a short drive.

Viewing comes highly recommended to appreciate this fine family home.





## ACCOMMODATION

### Entrance Hall:

A bright and welcoming entrance hall with wood flooring and access to the WC.

### Reception Room:

Large, bright, generously proportioned room overlooking the front garden with box bay window, complete with wood flooring and feature open fireplace.

### Kitchen / Dining / Living Room:

This room spans the width of the house and provides ample space for both cooking and dining. Complete with both tiled and wood flooring. The kitchen was upgraded in 2013 and has an array of wall / floor units, integrated fridge / freezer, dishwasher, oven, hob and extractor fan and built-in microwave. It is plumbed for a washing machine.

### WC:

Comprises of a WC, wash hand basin with wood flooring.

### Bedroom 1:

Large double bedroom overlooking the front garden, complete with built-in wardrobes and access to the bathroom.

### Bedroom 2:

Large bright double bedroom overlooking the rear garden, with built-in wardrobes.

### Bedroom 3:

Again another double room overlooking the rear garden with built-in wardrobes.

### Family Bathroom:

Comprises of a WC, wash hand basin, bath, and separate walk-in power shower. With tiled floor.

### Attic:

Very spacious room that could be used for a number of uses with eves storage also.



## OUTSIDE:

To the front is a large driveway providing off-street parking.  
To the rear is a garden laid out mainly in lawn. There is side access.

## SERVICES:

- Gas fired central heating (new combi boiler 2018)
- Double-glazed windows throughout (replaced 2014)
- Side access to the rear garden
- Off-street parking to the front

## BER DETAILS

BER: C1

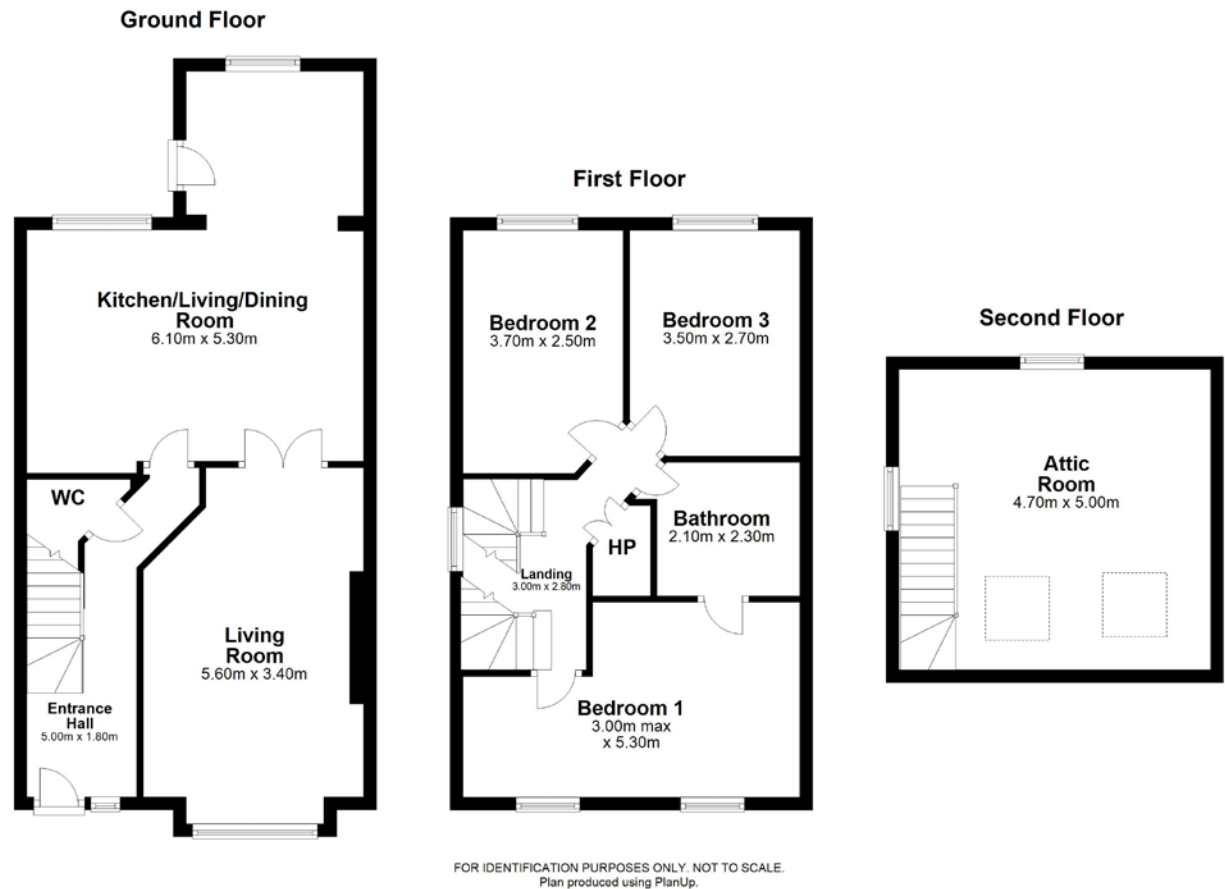
BER No.: 112917778

Energy Performance Indicator: 166.44 kWh/m<sup>2</sup>/yr



## FLOOR PLANS

For identification purposes only. Not to scale.



### REA Grimes

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