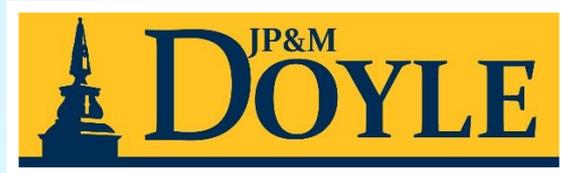


# NEW HOME



Newly Built Home

# 34A Hazelgrove

Tallaght, Dublin 24, D24 W92H



3



3



92.4sq.m



(01) 490 3201



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

## For Sale by Private Treaty

### LOCATION

This residence is located in the popular Hazlegrove Estate, just off the N81. It offers access to a host of amenities, including The Square & Citywest Shopping Centres, Shops, Sport clubs and Schools. Public transport caters to the area well, with the Luas Red line and Dublin Bus (65b, 77a). The M50 & M7 are only minutes away.

### DESCRIPTION:

No. 34A is a superb A – Rated three bedroom end terrace residence extending to 92.4sq.m/ 994 sq.ft. This stunning new build is a cleverly designed residence offering bright spacious living accommodation. The downstairs consists of a smart entrance hall leading to a considerable sitting room, benefiting from a large bay window. The kitchen comes fitted with a high quality units left ready for appliances. Double doors to the rear garden offer an option for an inside/outside space during good weather. A Clever utility room which is accessed from the rear of the kitchen & is plumbed for washing machine/sink. Downstairs also has a spacious W.C & separate under stairs storage. Upstairs has three fine bedrooms & family bathroom. The master bedroom has its own en-suite. The property comes with flooring throughout.



## **ACCOMMODATION:**

### **Kitchen**

Stylish contemporary fitted kitchens designed to the highest of standards. The Kitchen comes with tiled floor and splashback.

### **Utility Room**

Utility off the kitchen which is plumbed for a washer/dryer.

### **Living Room**

Smart Laminate Flooring & Large bay window.

### **Wardrobes**

Wardrobes fitted to all bedrooms.

### **Bathrooms & En-suites**

The Bathrooms and en-suites come fully fitted in a contemporary style and are tiled to a high quality.



**A Rated:** Solar panel PV (Photovoltaic) convert sunlight directly into electricity. Gas fired central heating with 'A'-rated Baxi Gas Condensing Boiler Central Heating System. Demand Controlled Ventilation (DCV).

**Gardens:** Garden comes landscaped to the front with a nice cobble stone & front pillars. The rear garden has been seeded & Timber gates fitted on the side passage.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**A2**

**PRICE REGION:**

**€289,000**



JP&M  
**DOYLE**

Established. 1952

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