

FOR SALE

By Private Treaty

21 Rossmore Lawns,
Templeogue, Dublin 6W.



01-6614403

**Elliott &
FitzGerald**

BER C2

DESCRIPTION

Elliott & FitzGerald are delighted to welcome No. 21 Rossmore Lawns, Templeogue, Dublin 6W to the market. Comprising a 3 bedroom semi-detached home presented in excellent condition, set in an established and mature leafy South Dublin Suburb.

There are a wealth of schools within walking distance including Bishop Galvin / Shanahan National School, St. Mac Dara's Community College, Templeogue College, Terenure College and many more nearby. Junction 11 on the M50 is a short drive away providing easy access to the Country's roads network. Bus Stops for Dublin Bus Route 150 to and from Dublin City Centre are located within a couple of minutes walk.

Conveniently located within a 5 minute walk to Orwell Shopping Centre featuring Supervalu, Horkan's Newsagents, Fruit & Veg Shop, Brady's Butchers, Hair & Beauty Salon, Pharmacy & GP Surgery. Many recreational facilities are within the immediate area including Tymon Park, Spawell Complex with Golf and Football training, St. Mary's Rugby, Faughs GAA, St. Jude's GAA and Templeogue Tennis Club.

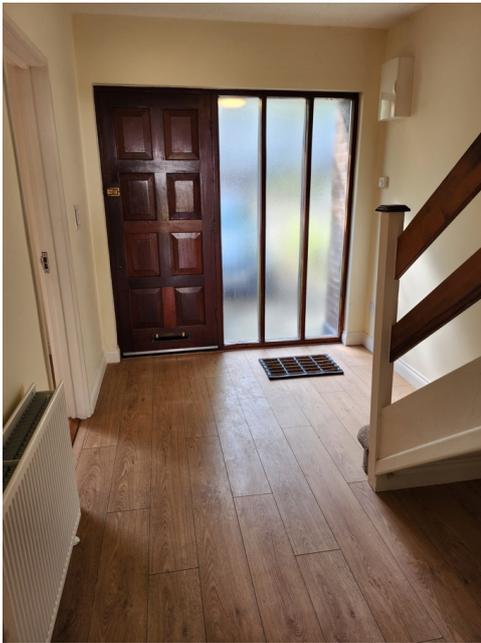
On entering the property you are greeted with a light-filled hallway with great potential for under stairs storage. A generous living room with large window to front, featuring a sleek modern open fireplace with double doors to rear dining room overlooking a large 60 foot garden, mostly in lawn. The kitchen has ample storage with modern wall and floor presses with integrated appliances and door to rear garden. Oak laminate flooring throughout the ground floor.

Upstairs comprises landing with window allowing natural light filter back down to the entrance hallway, hot press with copper cylinder and generous storage, family bathroom part tiled with electric shower over bath and glass screen. Master bedroom to front with fitted wardrobes, double bedroom to rear with fitted wardrobes and single bedroom to front, which would be perfect a home office, completes the upper floor.

The property extends to approximately 105 sq.m. (1,130 sq.ft.).

Viewing is highly recommended and by appointment.





FEATURES

- Quiet cul-de-sac location.
- Front garden with driveway, lawn & mature tree.
- Fully fitted kitchen.
- Gas Fired Radiator Central Heating.
- Private large 60 foot rear garden laid out in lawn.
- Side passage.
- Potential to extend to rear & convert attic, subject to planning permission.

BER Details

- BER C2
BER No. 117824235
177.14 kWh/m²/yr

METHOD OF SALE

The subject property is being offered for sale by Private Treaty.

PRICE

Available on application.

VIEWINGS

Strictly by appointment only.
Call us on 01-6614403.

TITLE

We understand that the title of the property is Freehold.

ACCOMMODATION

GROUND FLOOR

Hallway - 3.192m x 2.285m (10'6" x 7'6")

With laminate flooring

Living Room - 4.091m x 3.554m (13'4" x 11'8")

with fireplace and laminate flooring

Dining Room - 3.649m x 3.190 (11'12" x 10'6")

With laminate flooring and window overlooking rear garden

Kitchen - 4.273m x 2.664m (14'0" x 8'8")

With laminate flooring, modern fitted kitchen presses and integrated appliances. Door to rear garden.

UPPER FLOOR

Master Bedroom - 3.982m x 3.773m (13'1" x 12'4")

To front with carpet covered flooring and built in wardrobes

Bedroom 2 - 3.773m x 3.135 (12'4" x 10'3")

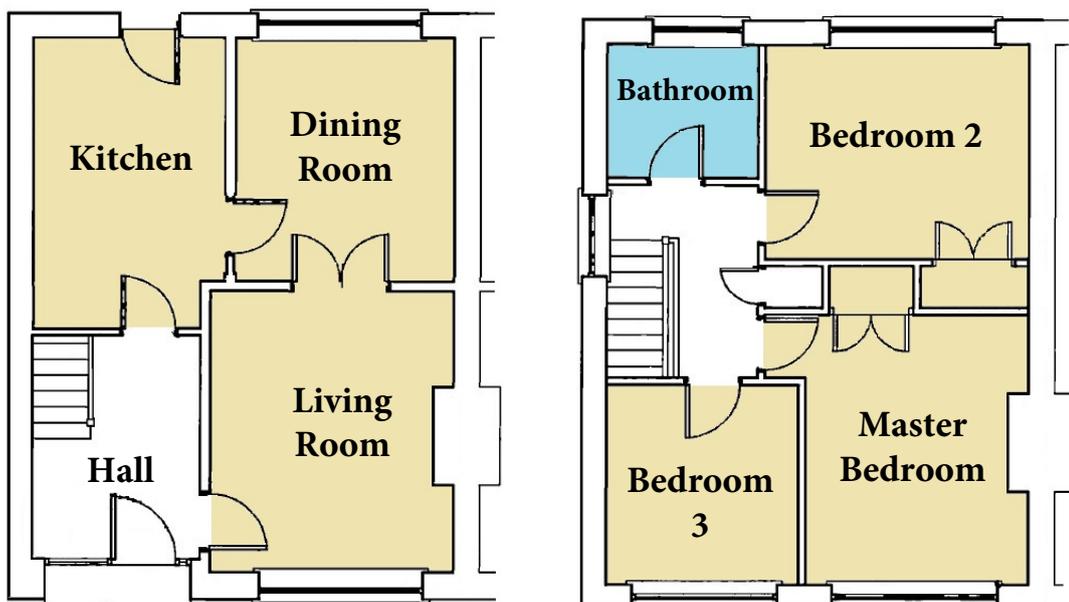
To rear with carpet covered flooring and built in wardrobes

Bedroom 3 - 2.905m x 2.806m (9'6" x 9'2")

To front with carpet covered flooring

Bathroom - 2.111m x 1.911m (6'10" x 6'3")

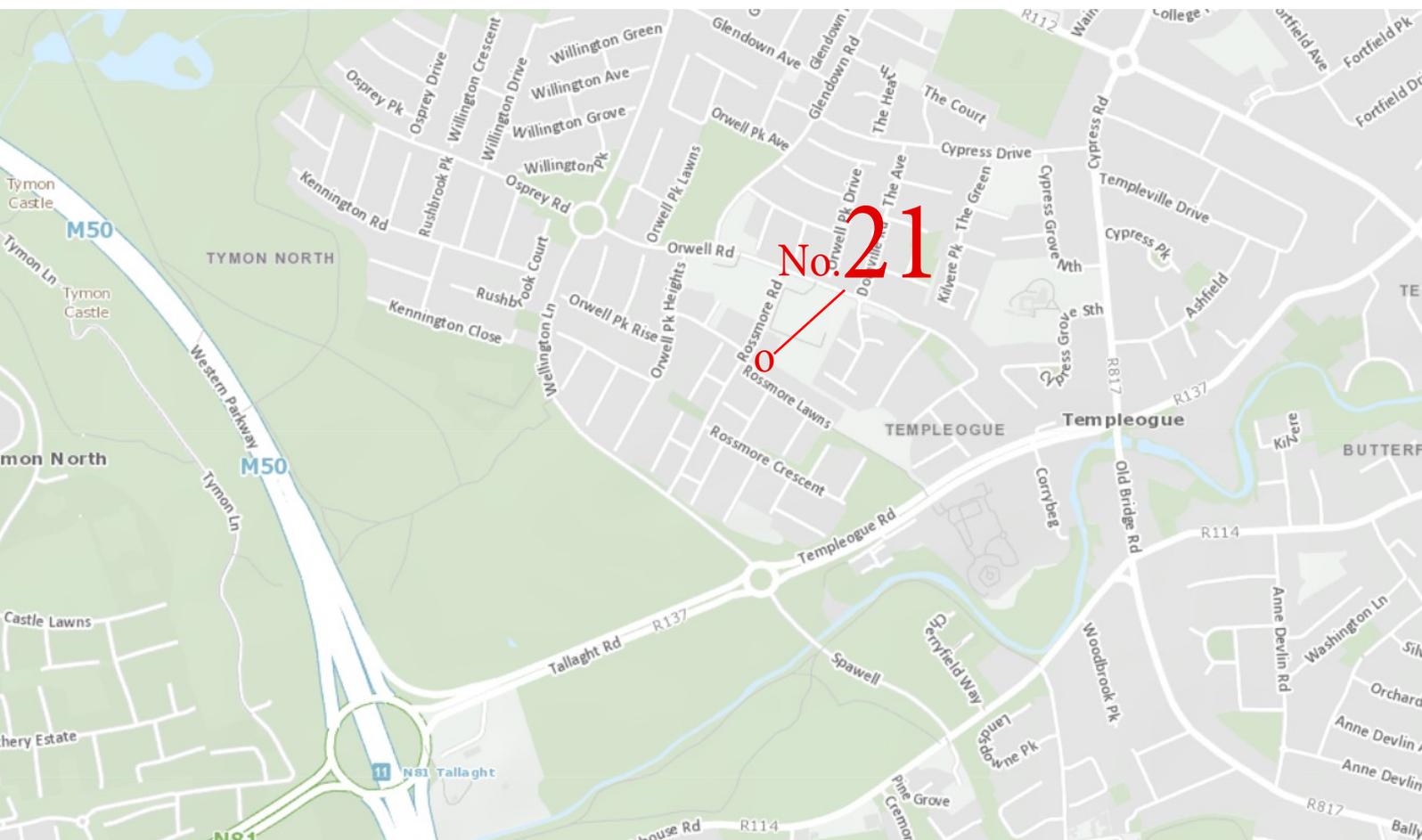
Part tiled with whb, wc, bath with an electric shower and glass screen.



For Illustrative Purposes Only - Not to Scale



LOCATION PLAN



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FitzGerald**

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Viewings are strictly by
appointment through sole
selling agent.

