



47 Mount Tallant Avenue

Terenure, Dublin 6w, D6W EA32



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68 sq.m



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

This home is located only a short walk from Terenure village. The area is extremely well serviced by regular bus routes to and from the city centre, namely the 9, 15, 16, 49 and 54A. The M50 is also within close proximity offering access to the arterial road network and Dublin Airport. There are a wealth of amenities available within the vicinity including many excellent restaurants and cafes, such as Eaton 6w, Bellagio and Vermilion, along with local boutique shops and newsagents. The area also benefits from the extensive shopping facilities nearby at Nutgrove, Rathfarnham and Dundrum Shopping Centre.

Terenure is home to a wide selection of sporting and recreational amenities to include Terenure and St Mary's rugby clubs, the tennis clubs at Templeogue and Rathgar are nearby as are The Grange and The Castle golf clubs. Numerous activities are also available at the superb parkland at Bushy Park. This prime location is within easy reach of a number of primary and secondary schools including Terenure College, Our Lady's Templeogue Road, Presentation Convent and The High School in Rathgar to mention a few.

DESCRIPTION:

J P & M Doyle are delighted to present an ideally positioned mid- terraced home on this well-established road. The Property is within walking distance of a host of local amenities and is less than 4km from the city centre. This home measures approximately 68 sq.m. (732 sq.ft.) with accommodation laid out over two floors and briefly comprises of an entrance hall, a living room with under stairs storage, kitchen / breakfast room on the ground floor level, while there are two double bedrooms and a bathroom on the first floor level. The property has been recently wired and also benefits from a new gas fired central heating system, there is enormous potential on offer to extend the property to the rear subject to receiving the necessary planning permission. To the front of the property there is a lawned garden, while to the rear there is a private garden walled paved measuring approximately 16 meters long with storage shed to the end of the garden.



ACCOMMODATION:

Entrance Hallway	1.21m (4'0") x 1.14m (3'9")	
Livingroom	4.26m (14'0") x 3.9m (12'10")	Features fitted storage unit, timber flooring, sold fuel stove, under stairs storage closet.
Kitchen/Breakfast Room	4.83m (15'10") x 2.51m (8'3")	Features fitted wall & counter cabinets with stainless steel sink, tiled splash back and tiled flooring also recessed LED lighting & ceiling speakers, patio doors to garden
Upstairs		Landing
Bedroom 1	3.96m (13'0") x 3.4m (11'2")	Features fitted wardrobes, cast iron fireplace
Bedroom 2	3.43m (11'3") x 2.63m (8'8")	
Bathroom	2.28m (7'6") x 2.23m (7'4")	Features free-standing bath, W.C., W.H.B., shower sitted with an electric Triton T90z also tiled flooring, shower cubicle & timber wall panelling



OUTSIDE:

- Front lawned garden
- Rear walled paved garden with storage shed

SERVICES & FEATURES:

- Mains water & sewage
- Esb "rewired in 2015"
- New Gas fire central heating system
- Solid fuel stove



VIEWING:

BY APPOINTMENT ONLY

BER:

C3

BER NUMBER:

105826515

PRICE REGION:

€380,000



JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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