



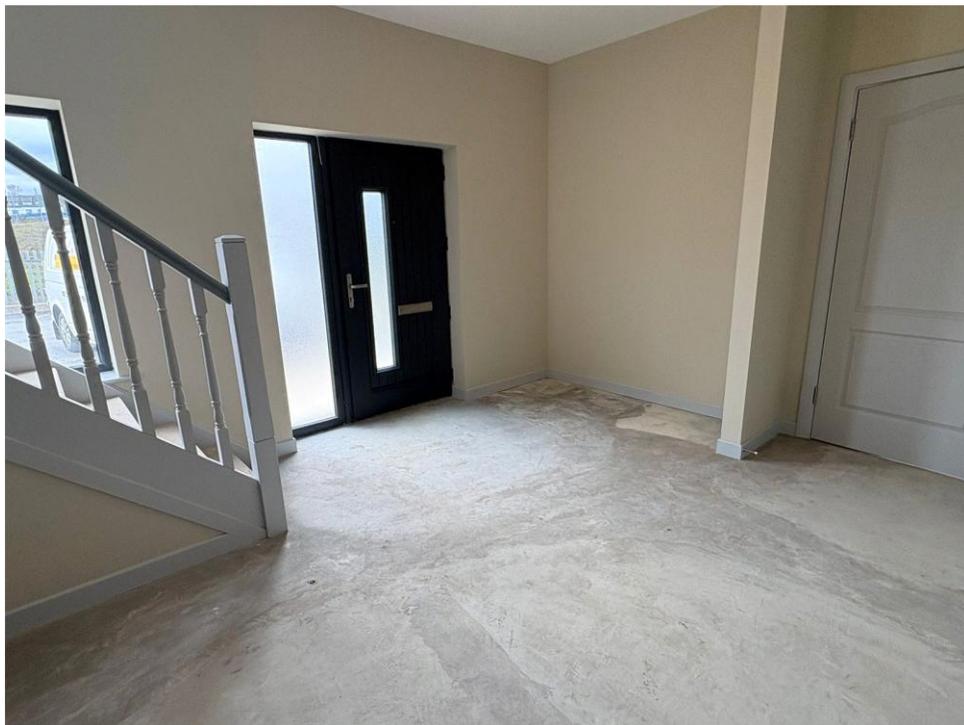
4  4  147. sq. m

BER A2

21 Tullyvale Crescent, Cherrywood, Dublin 18, D18 HX5X

AMV: €845,000

Forkin
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- End-of-row four-bedroom family home extending to approx. 147 sq m (1,582 sq ft)
- Distinctive gable-end entrance with impressive double-height glazed hallway
- Bright open-plan kitchen, dining and family space with central island and sliding doors to garden
- Additional ground floor reception room ideal as a home office, playroom or study
- Private south-east facing rear garden with excellent natural daylight
- Off-street parking to the front for two cars
- A2 BER energy rating

A superb recently completed four-bedroom family home, ideally positioned within the modern and highly regarded Tullyvale development in Dublin 18. Extending to approximately 147 sq m (1,582 sq ft), No. 21 occupies a desirable end-of-row position with its entrance located on the gable end, giving the house a distinctive layout and allowing additional natural light into the interior. The property offers bright, well-balanced accommodation designed for modern family living, with high ceilings, generous proportions and a striking entrance hall with double-height glazing that immediately sets the tone for the quality throughout. A private south-east facing rear garden and off-street parking for two cars further enhance the appeal, making this an excellent choice for families seeking a stylish and energy-efficient home in a well-connected residential setting.

The ground floor accommodation is particularly well designed around everyday family life. A bright entrance hall with double-height glazing creates an impressive first impression and fills the space with natural light. From here the layout flows naturally into a spacious living room positioned to the front of the house, while to the rear lies a large open-plan kitchen and dining area which forms the true heart of the home. The kitchen features contemporary fitted cabinetry, integrated appliances and a large central island, with wide sliding doors opening to the rear garden and allowing natural light to flood the space throughout the day.

A separate utility room is located just off the kitchen, providing practical storage and laundry space, while a guest WC and additional under-stairs storage complete the ground floor accommodation. Off the dining area there is also a bright additional reception space which works perfectly as a study, playroom or home office, offering valuable flexibility for modern working and family requirements.

Upstairs the accommodation continues to impress with four well-proportioned bedrooms arranged around a central landing. The main bedroom enjoys the benefit of a stylish en suite bathroom, while the remaining bedrooms are served by a spacious family bathroom fitted with contemporary sanitary ware and quality tiling. Each bedroom offers comfortable proportions and excellent natural light, making the house ideally suited to modern family living

Externally, the property benefits from a private south-east facing rear garden which captures excellent daylight throughout the day and provides an ideal space for outdoor dining or family use. To the front there is off-street parking for two cars. The home also benefits from an excellent A2 BER rating, supported by a modern air-to-water heat pump heating system and high levels of insulation, ensuring strong energy efficiency and low running costs.

Tullyvale is a modern residential development situated in one of South County Dublin's most convenient and well-connected locations. The area has become increasingly popular with families and professionals due to its excellent transport links, strong local amenities and easy access to Dublin City Centre. The property is located within easy reach of the Luas Green Line at Cherrywood and Brides Glen, providing a direct connection into the city centre in approximately 25 minutes, while the nearby N11 and M50 offer excellent road connectivity allowing straightforward access to Dublin Airport, Sandyford Business District and many of Dublin's major employment hubs. A wide range of amenities are close at hand including Cherrywood Town Centre, local shops, cafés and restaurants, as well as numerous parks and recreational facilities. The surrounding villages of Cabinteely, Foxrock, Killiney and Dalkey are all within easy reach, offering further dining, leisure and coastal amenities, while Dundrum Town Centre provides one of Ireland's premier shopping destinations just a short drive away. The area is also well served by excellent schools and childcare facilities, making it a particularly attractive location for families seeking both convenience and lifestyle.



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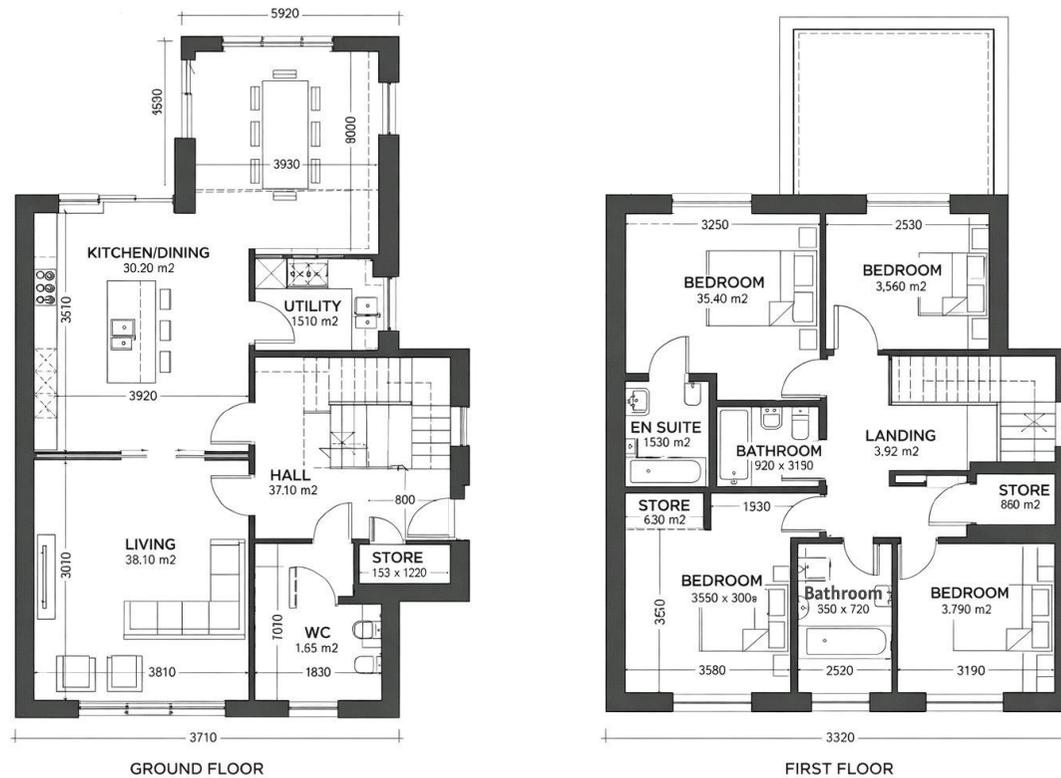
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