



**NO. 48 TINNYCROSS PARK
BALLYMORE EUSTACE
CO. KILDARE | W91 PK6Y**

LOCATION

Set on the southern outskirts of the village, the Tinnycross Park is a contemporary development of 91 quality new homes which have been thoughtfully designed and crafted to create a place that is both effortlessly stylish, and expertly built for the best in modern living.

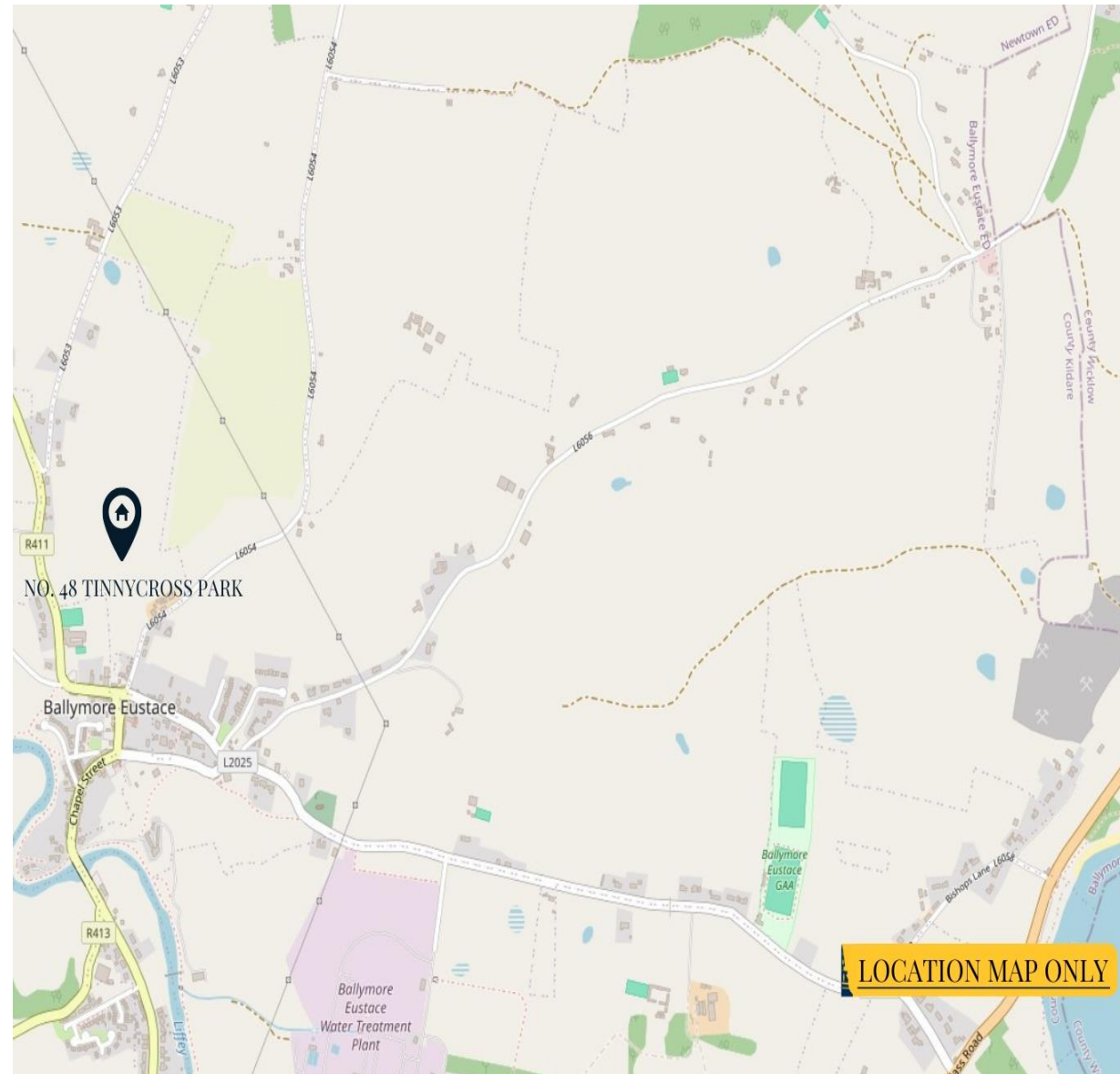
It has large open green spaces as well as being within walking distance of local amenities including a school, a variety of local village shops, as well as a Post Office, newsagent and some traditional village pubs. The renowned Ballymore Inn with all its accolades is on your doorstep!. Ballymore Eustace nestles on the bank of the river Liffey and the beautiful river walking trail is a stones throw. It is a village that has been used on numerous films throughout the years due to its scenic locations and quaint unspoilt country style village. The larger towns and villages of Blessington, Kilcullen, Naas and Newbridge are an easy commute while Dublin is a c. 50 minute Drive.

Blessington: c. 8.6kms.

Kilcullen: 10 kms.

Naas: 12kms.

Dublin: 45kms.



DESCRIPTION

Attractive stone fronted three-bedroom semi-detached residence only 2 years old. The property stands at the beginning of a quiet cul de sac overlooking a large green area and on a large corner site with big back garden. The property extends to a generous 109 sq. mts with the design making the most of the room sizes. The large picture windows allow an abundance of light to shine through while the sunny aspect enhances this. All mod cons are at your disposal, with A-rated efficiency and an interior style that is sure to appeal. There are beautiful wooden floors, navy painted bespoke kitchen with complimentary tiled splashback, separate utility room off, contemporary tiling in all bathrooms and large bedrooms with fitted wardrobes. This is a beautiful home in a beautiful development in an equally beautiful village. Early viewing is advised!

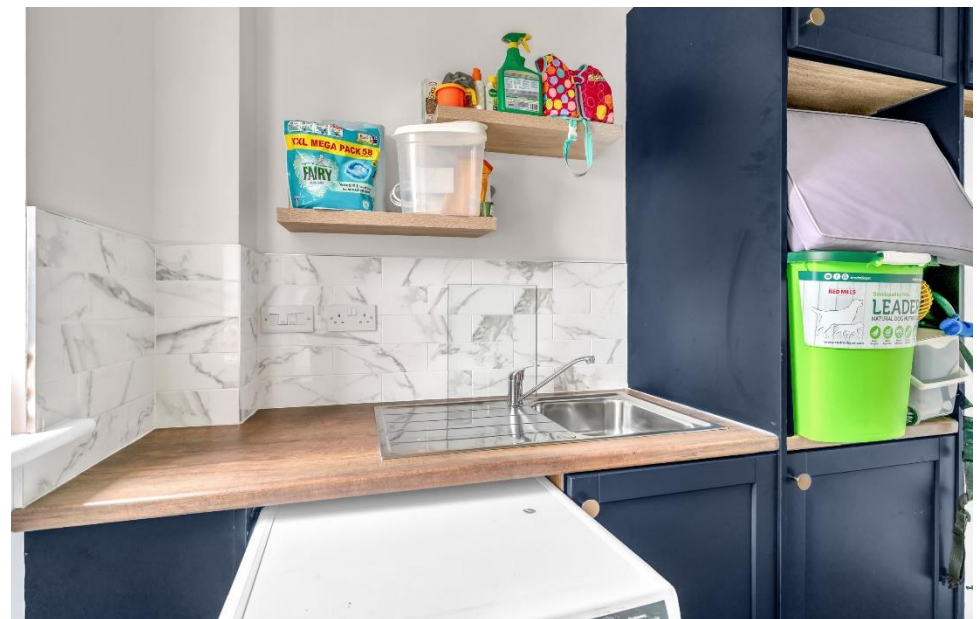


ACCOMMODATION

| | |
|----------------|---------------|
| ENTRANCE HALL | 1.91m x 5.35m |
| LIVING ROOM | 3.47m x 4.46m |
| KITCHEN | 3.90m x 3.46m |
| DINING ROOM | 3.90m x 2.33m |
| W.C | 1.93m x 1.51m |
| UTILITY | 1.46m x 2.68m |
| UPSTAIRS | |
| LANDING | 2.01m x 3.52m |
| BEDROOM 1 | 3.33m x 4.42m |
| BEDROOM 2 | 2.51m x 3.05m |
| MASTER BEDROOM | 3.33m x 4.45m |
| EN-SUITE | 2.24m x 1.41m |
| BATHROOM | 2.24m x 1.79m |









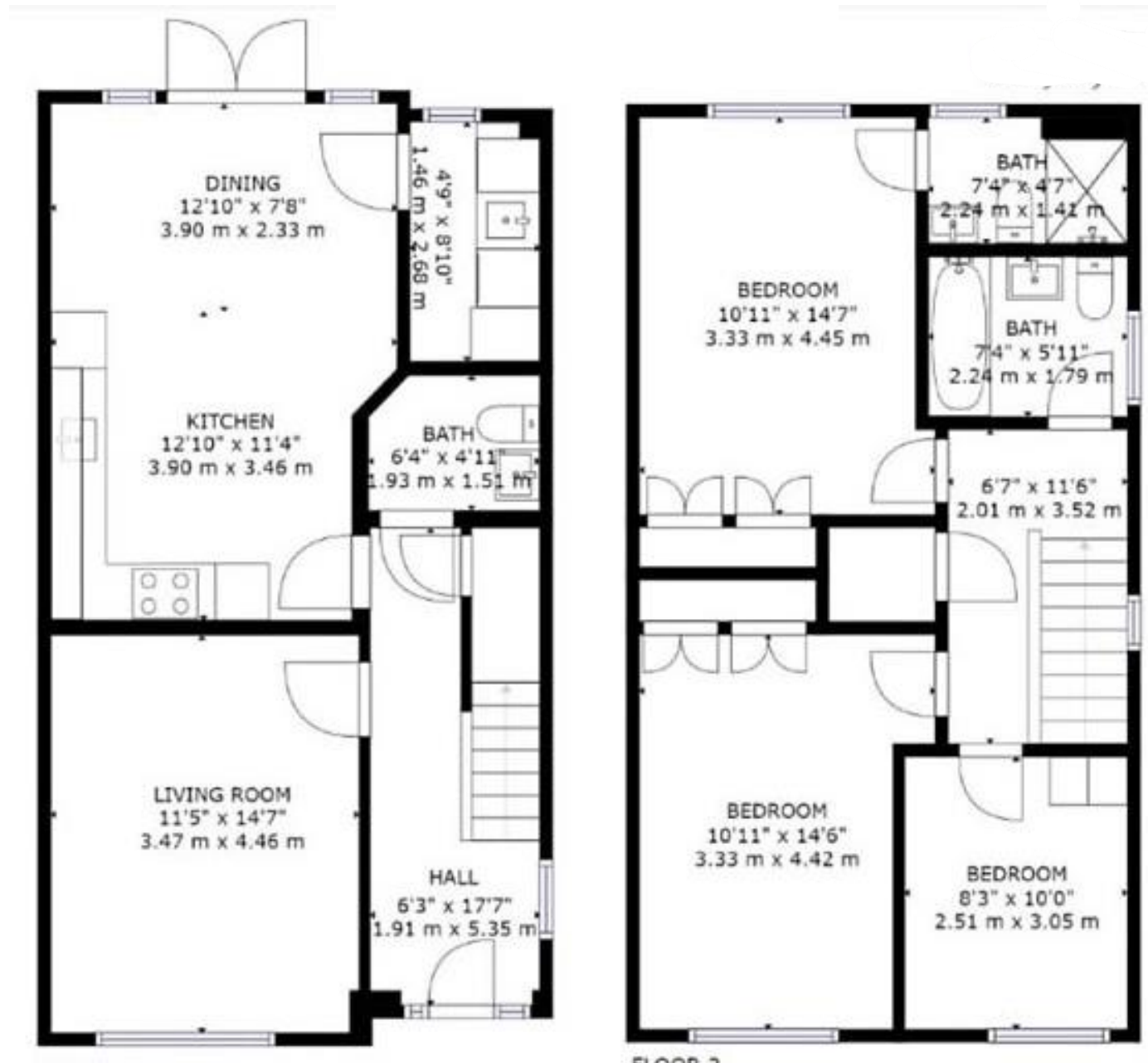


OUTSIDE:

- Cobble lock front drive with off-street parking for 2 cars.
- Property overlooks large green area.
- Side Entrance to the rear garden.
- Large rear garden not overlooked.



FLOOR PLAN



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€475,000

BER:

A2

J. P. & M. Doyle Ltd.

Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

Telephone: 045 865 568

Email: enquiries@jpmdoyle.ie

PSRA: 002264



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.

