



BER C2



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02/17

DNG Raheny
1 Watermill Road, Raheny, Dublin 5
T: 01 8310300 | E: raheny@dng.ie

Negotiator:
Wayne O'Brien MIPAV MCEI
PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for 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. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.

24 Temple View Green, Clarehall, Dublin 13

112 m² / 1206 ft²



24 Temple View Green, Clarehall, Dublin 13

DNG are delighted to represent the sale of 24 Temple View Green, Clarehall, a stunning extended three bedroom semi-detached home with a quality finish throughout. The property has been maintained and cared for by its current owners and offers bright, generous sized accommodation throughout. To the rear is a large sunroom extension with vaulted ceiling and skylights overlooking the landscaped gardens. Benefiting from a fully integrated solid oak kitchen, fully tiled bathrooms and mature private gardens, this excellent property will make an ideal family home.

The accommodation extends to a total floor area of c. 1,206 sq. ft. and comprises entrance hallway, living room, kitchen/dining room, utility room and extended sunroom on ground floor level. Upstairs, first floor accommodates three bedrooms (master en suite) and a bathroom.

Located just off the R139 adjacent to Northern Cross at Clarehall this property is a short distance to a super range of services and amenities such as Clarehall S.C., churches, schools and bus services to the city centre. Also within a short drive of the M50 Motorway, M1 Motorway, Clongiffin Dart Station which currently boasts a free park and ride facility and Dublin Airport.

Accommodation

Entrance Hallway - 5.42m x 1.27m
Solid oak wood flooring, alarm panel.

Living Room - 4.78m x 3.87m
Solid oak wood flooring, feature fireplace (gas insert), bay window, wall lights, coving, ceiling rose, recessed lights.

Kitchen / Dining Room - 5.39m x 2.89m
Solid oak wood flooring, fully integrated solid oak kitchen, tiled splash-back, under counter lights.

Utility - 2.14m x 0.94m
Built in units, plumbed for washing machine, under stairs storage.

Extended Lounge / Sunroom - 4.93m x 4.23m
Solid oak wood flooring, vaulted ceiling with 2 velux skylights, recessed lights.

Landing - 3.1m x 1.84m
Carpeted, hot press off, recessed lights.

Bedroom 1 - 4.74m x 2.97m
Semi solid wood flooring, built in wardrobe, recessed lights.

En-suite - 2.01m x 1.31m
Semi solid wood flooring, fully tiled walls, modern suite with WC, hand wash basin, electric shower, recessed lights.

Bedroom 2 - 3.52m x 2.15m
Laminate wood flooring, built in wardrobe.

Bedroom 3 - 3.52m x 2.78m
Semi solid wood flooring, built in wardrobe, coving, recessed lights.

Bathroom - 2.15m x 1.6m
Fully tiled, Rope with WC, hand wash basin, bath with overhead power shower, recessed lights.

Garden - m x m
Mature high evergreen to the front, sunny west facing side and rear garden with mature trees & shrubbery.

BER: C2 | BER No. 100501345
Energy Performance Indicator: 181.54kWh/m²/yr

Features

- Double glazed uPVC windows.
- Gas fired central heating.
- Large extended sunroom with vaulted ceiling and skylights.
- Fully integrated solid Oak kitchen with matching utility units.
- Fully tiled bathroom and en suite.
- Landscaped front, side and rear gardens with parking to the front.

View By Appointment
Asking Price: €330,000

