



24 Temple View Green, Clarehall, Dublin 13

112 m² / 1206 ft²

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Negotiator:
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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

