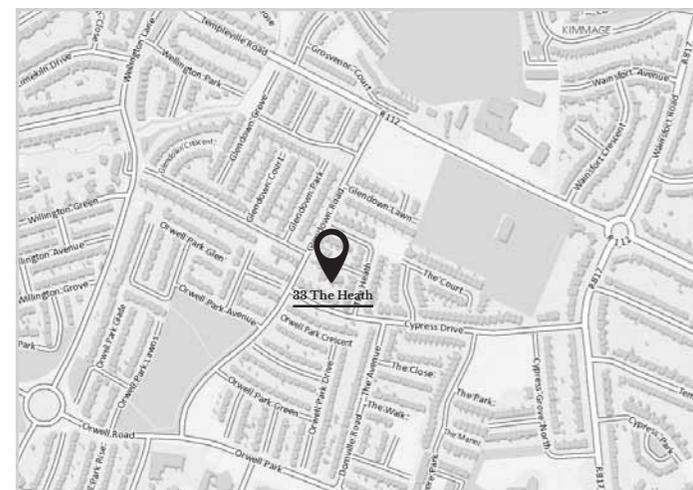


Directions

Coming from Terenure Village, head onto the Templeogue Road, at the large junction before Templeogue Village, take a right turn onto Templeville Road, continue up this road and at the roundabout take a left turn onto Cypress Grove Road, take the next right into Cypress Downs and drive down The Drive, take your 2nd right onto the Heath and follow the road around to the left, the house is on the right hand side as indicated by our For Sale Board



Negotiator

Sinéad Beggan,
MIPAV

Viewing

Viewing by
appointment

Mortgage Advice

For free and independent mortgage advice talk to Niall Rynne of Fortfield Financial on 087 2306492 or email niall@fortfieldfs.ie

McGuirk Beggan Property Limited
192 Whitehall Road, Terenure, Dublin 12
T: 01-419 0600
info@mcguirkbeggan.ie
www.mcguirkbeggan.ie



CONDITIONS TO BE NOTED: (1) These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. (2) The vendor does not make or give, is the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. (3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. (4) In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. (5) The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.

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For Sale



33 The Heath,
Cypress Downs, Templeogue, Dublin 6W

BER C1

€595,000

Stunning 4 bedroom family home ideally located within a quiet tree lined cul-de-sac close to all local amenities.

mcguirkbeggan.ie



Description

McGuirk Beggan Property is excited to present No.33 The Heath to the market. This Sorohan Homes built property is a wonderfully spacious and stylish four bedroom semi-detached family home, ideally located in the exclusive surroundings of Cypress Downs. The property has been lovingly upgraded in recent years and has been decorated with great imagination and flair. The bright, cleverly designed interior is laid out over two floors and extends to an impressive 122sq.m. (1,310sq.ft.) approx. Beautifully presented throughout this superb family home has been finished to exacting standards and combines the best of

traditional design and high quality finishes. The property boasts many extra features to include stunning engineered ruby acacia wooden floors, stylishly upgraded bathroom suites and a very well appointed sun room just off the kitchen/dining.

Cypress Downs needs no introduction and has always been a highly sought after and popular residential location with its variation of house styles, blossom tree lined setting and with all it has to offer in terms of local amenities all within short walking distance. It is within walking distance of a wealth of excellent schools including Templeogue & Terenure colleges, Our Lady's and St Pius national. The Orwell Shopping Centre, St.

Judes GAA Club and St. Marys Rugby Club are all very close by. Ample recreational and shopping facilities are in the area with Bushy & Tymon Park on your doorstep, Ashleaf & Rathfarnham Shopping Centres and all the amenities of Terenure and Templeogue villages a short drive away. The area is well serviced by frequent and dependable bus routes and the property also enjoys the added bonus of easy access to the M50 motorway network.

This is a highly desirable property in turn key condition in a prime location ready for immediate occupation. Interest with undoubtedly be very strong so early viewing is highly recommended.

Accommodation

Floor Area	122sq.m. (1,310sq.ft.) Approx.
Entrance Hall	Bright & spacious, it features engineered solid wood flooring, decorative coving & centre piece and beautifully upgraded guest W.C.
Living Room	Exceptionally spacious room filled with natural light and beautifully decorated, it features stunning engineered solid wood flooring, TV point, attractive wood and stone surround fireplace with gas flame fire, double doors open into the kitchen/breakfast room
Open plan Kitchen/ Breakfast/ Sunroom	The kitchen was newly fitted in recent years, featuring an extensive array of stylish fitted wall and floor level units, tile splash back and slate tiled floor. The kitchen is also plumbed for a dishwasher. The breakfast area & sunroom feature engineered solid wood floors and access directly into the rear garden.
Kitchen	Extended to the rear this room features an array of wall and floor units, tiled floor and fitted oven, hob & fan. The kitchen units are adaptable to somebody using a wheelchair. Patio doors lead out to the rear garden
Bedroom 1	Wonderfully bright and spacious, it features varnished tongue and groove floors. It also features a generous sized beautifully appointed en suite comprising shower with super soaker, W.C., W.H.B, heated towel rail and it is beautifully tiled.
Bedroom 2	Generous size double, with ample fitted wardrobes, and varnished tongue & groove floors

Bedroom 3	Another fine size bedroom which features a built in desk and shelving units which can be used as a home office or can be easily converted back into a bedroom
Bedroom 4	Good size bedroom with fitted wardrobes and vanity unit and varnished tongue & groove floors
Bathroom	Beautifully upgraded and comprising bath with shower attachment, W.H.B, W.C, tiled floor, tiled walls, skylight and heated towel rail.
Outside	The front garden is walled and gated, it features off street parking and displays a profusion of colourful and mature shrubbery. A side entrance allows access through to the rear garden which features a sunny raised decked patio area, cobble locked paved area and lawn. There are raised planting beds and an assortment of mature shrubbery that is an wash with colour throughout the growing season. Also featured is a block built shed and utility shed which is plumbed for a washing machine.

Services

GFCH – smart energy control panel, Television points, Internet connection, PhoneWatch alarm system

BER Details
C1 Ber number – 104117916
172.99 kWh/m²/yr

Licence No: 001380

Floor Plans

