



45 College Square, Terenure, Dublin 6W.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this spacious four bedroom three storey semi-detached family home.

No. 45 College Square, extends to approx. 157 sq.,m. / 1689 sq.ft and comprises entrance hallway, living room, kitchen/breakfast room, dining area, utility room and guest w.c. on the ground floor, with 3 bedrooms, 1 ensuite and main bathroom on the first floor and the master suite with balcony and ensuite on the second floor.

The location of College Square is second to none as it is surrounded by a wealth of local amenities including an excellent bus route and well established local junior and senior schools such as Terenure and Templeogue Colleges, Presentation and Our Lady's, St. Pius X Junior School and St. Joseph's Boys School. The property is also close to excellent local shopping, the recreational and sporting facilities of Bushy Park and the popular Carlisle health and fitness club, as well as being within easy access of the city and the M50.

Viewing is by prior appointment only.

SPECIAL FEATURES

- » Spacious 4 bedroom three storey semi-detached family home.
- » Approx. 157 sq.m. / 1,689 sq.ft.
- » Gas fired central heating.
- » Cobble lock front drive with off street parking for 2 cars.
- » Excellent bus routes offering easy access to the City Centre
- » Within walking distance of Terenure and Templeogue
- » Numerous local amenities and educational facilities including Terenure & Templeogue Colleges.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

1.93m (6'4") x 4.71m (15'5")

Spacious entrance hallway with cornicing, tiled floor, alarm pad and under stairs storage. Double doors leading to:-

LIVING ROOM

5.98m (19'7") x 3.33m (10'11")

Spacious living room with feature enclosed gas fire, Walnut wood flooring, cornicing and recessed ceiling lights.

KITCHEN/BREAKFAST ROOM

5.32m (17'5") x 3.7m (13'2")

Offering an array of wall and base units with integrated oven, 5 ring gas hob, extractor fan, fridge freezer and dishwasher. Also with feature island unit. Tiled floor.

DINING AREA

3.38m (11'1") x 2.60m (8'6")

Bright and open area with 2 x Velux windows and sliding patio doors to the rear garden.

UTILITY ROOM / GUEST W.C.

2.69m (8'10") x 1.58m (5'2") (Max Measurement)

Fitted cupboards, plumbed for washing machine with gas boiler, w.c. and w.h.b.

FIRST FLOOR

LANDING

BEDROOM 1

2.88m (9'5") x 3.34m (10'12")

Front aspect with fitted wardrobe and ensuite.

ENSUITE

1.36m (4'6") x 3.31m (10'10")

Incorporating w.c., w.h.b., and shower cubicle with rain shower head. Tiled splash back.

BATHROOM

1.79m (5'10") x 2.37m (7'9")

Tiled splash back and incorporating w.c., w.h.b. and bath with rain shower head.

BEDROOM 2

2.72m (8'11") x 4.08m (13'5")

Rear aspect with fitted wardrobe.

BEDROOM 3

2.49m (8'2") x 2.92m (9'7")

Rear aspect.

SECOND FLOOR

LANDING

Hotpress and attic access.

BEDROOM 4 / MASTER BEDROOM

4.32m (14'2") x 4.07m (13'4")

Spacious master suite with fitted wardrobe, alarm pad, ensuite and double doors to:-

BALCONY

2.85m (9'4") x 0.97m (3'2")

ENSUITE

2.37m (7'9") x 3.17m (10'5")

Incorporating shower cubicle with rain shower head, bath with shower attachment, w.c. and w.h.b. Tiled floor and splash back.



OUTSIDE

FRONT GARDEN

Cobble lock drive with off street parking for 2 cars.

REAR GARDEN

6.97m (7'0") x 10.28m (10'3")

West facing rear garden partly laid in lawn with paved patio area, Barna shed and side entrance.

BER DETAILS

BER Rating: C2

BER Number: 101573673

Energy Performance Indicator: 178.04 kWh/m²/yr

DIRECTIONS

FROM M50 NORTHBOUND/SOUTHBOUND

Take the exit for Tallaght/Templeogue. Drive down past the Spawell Hotel and proceed straight through the roundabout in front of you. You are heading toward the crossroads just before Templeogue Village. At this set of traffic lights turn left down Cypress Grove Road. Drive for approx. ½ mile along this road and College Square will be on your left hand side.

FROM CITY CENTRE

Proceed out through Rathmines Village continuing on to Rathgar Village and on up to Terenure Village. As you come into the cross roads in Terenure Village you will see a garage called Rathdown Motors in front of you. Take the right hand fork in front of the garage and proceed along Terenure Road West. You will pass a Garda Station on your left hand side. At the KCR service station turn left onto Fortfield Road. Proceed straight through the next set of traffic lights onto Wainsfort Road. College Square is located on your right hand side at the next set of traffic lights.

VIEWING

Strictly by appointment only through sole selling agents Hunters Estate Agents ph: 01 668 0008 or citycentre@huntersestateagent.ie.



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