



JP&M
DOYLE

Established. 1952

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FOR SALE

**FOUR BEDROOM RESIDENCE,
11 ELLENSBOROUGH CLOSE,
KILTIPPER ROAD,**



**DUBLIN 24,
D24Y9H9.**

jpmdoyle.ie

(045) 865 568

LOCATION:

Located in a very popular and mature development, Ellensborough Close is a quiet cul de sac to the rear of the development. The property is in an enviable position with greenery to the front and with beautiful views of the Dublin Mountains as the backdrop. The Bohernabreena reservoir is a short walk as is access to the Wicklow Way, making its an ideal location for the active purchaser. For others who prefer a more busy pace of lifestyle Ellensborough enjoys easy accessibility to The Square Shopping Centre, the Luas, a regular Dublin bus service, Tallaght Hospital, Tallaght IT and an abundance of schools, pubs and restaurants. There is ease of access to all major roadways to include the M50, M7, N81.



DESCRIPTION:

Attractive Four bedroom, brick fronted residence with well laid out living and sleeping accommodation. The property is surprisingly spacious extending to c. 117 sq. mts/ 1,260 sq. ft. On entering through a double glazed entrance porch, the hallway has smart storage understairs storage and guest wc. The living room is generous and has double doors leading to the dining room. The kitchen has a lovely bay window and utility room off. Upstairs the four bedrooms are well laid out, all with wooden flooring and three with fitted wardrobes. The master bedroom is en-suite. The bathroom is well equipped. Outside the front of the property is not overlooked and the rear garden takes advantage of the beautiful views of the surrounding countryside.



ACCOMMODATION:

Entrance Hall:

1.81m x 4.05m. With porcelain tiled flooring, smart storage understairs and guest W.C.

Living Room:

5.18m x 3.77m. With bay window, Feature fireplace With ornate surround, wooden flooring and double doors to:-

Dining Room:

3.07m x 2.97m. With tiled floor and sliding patio doors to garden.

Kitchen:

5.71m x 2.70m. With fitted kitchen units, undercounter and eye level, double oven and hob, integrated dishwasher & fridge, door to:-

Utility Room:

1.52m x 1.52m. Plumbed for washing machine and door to side entrance



Upstairs:

Large landing with hotpress and attic access with fold down attic stairs. Attic floored for storage.

Bedroom 1:

3.23m x 2.47m. With wooden flooring and fitted wardrobes.

Bedroom 2 (Master):

4.48m x 3.02. With wooden flooring, fitted wardrobes and en-suite.

En-Suite:

1.78m x 2.04(max)m. With shower, w.c., w.h.b., tiled floor and part tiled walls.

Bedroom 3:

3.73m x 2.79m. With wooden floor and fitted wardrobes.

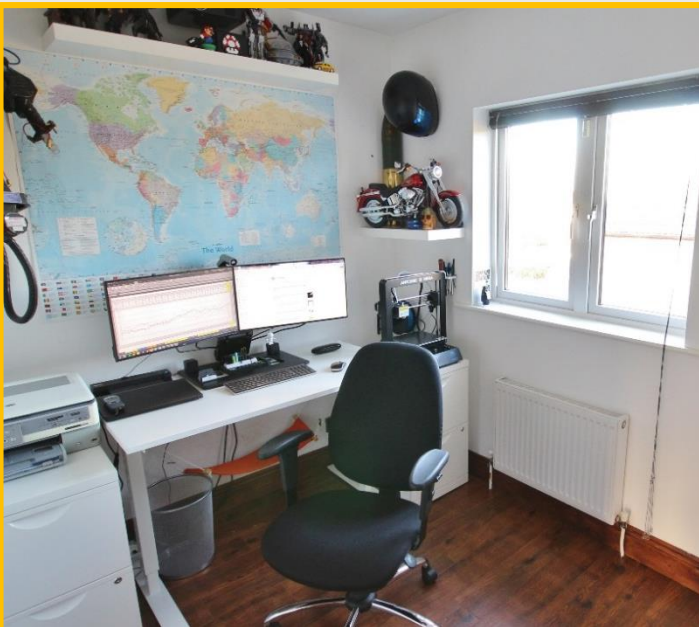
Bedroom 4:

2.95m x 2.68m. With wooden floor and fitted wardrobes.

Bathroom:

1.79m x 1.98m. With bath, w.c., w.h.b., tiled floor and part tiled walls.







OUTSIDE:

- Off street parking for two cars
- Large turnabout area to the front of the property
- Overlooking green area
- Side entrance
- Walled rear garden
- Patio area





VIEWING:

By Appointment Only

BER RATING:

C3 (111851127)

PRICE REGION:

€349,000



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Established. 1952

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