



19 Temple Hill, Terenure, Dublin 6W, D6W H940

Beirne
& Wise



For Sale By Private Treaty

View and appreciate this spacious, two bedroom, first floor apartment of 66 sq. m. (710 sq. ft.) approx. nicely situated in the rear block of this mature small scale development, surrounded by extensive lawn areas and nicely matured trees.

No. 19 has been recently upgraded to a high standard with a Shaker style modern kitchen, stunning shower room, laminate timber flooring, as well as attractive internal doors and much more. This apartment will appeal to both home owners and investors alike. The accommodation is bright and airy and comprises; a welcoming Entrance Hall, a Living/Dining Room, Kitchen, Shower Room and two generous double Bedrooms complete the picture.

The location is one of great convenience, within a stroll of Terenure village, offering excellent local shopping with a selection of boutiques, restaurants and coffee shops. Frequent buses provide easy access to the city centre and further afield and the M50 is just minutes away.

Special Features

- Convenient location in heart of Terenure Village
- Situated in quiet enclave with lovely landscaped gardens
- Refurbished Kitchen and Bathroom
- Double Glazed Windows
- Designated parking space with visitor parking
- GFCH / Alarm
- Floor area 66 sq. m. (710 sq. ft.) approx.

Accommodation

ENTRANCE HALL

1.52m x 3.58m

Spacious Hall with laminate timber flooring with attractive internal doors complete with sleek chrome handles timber architraves and skirting boards. There is access to both a generous coat storage closet and Hot Press. The Intercom and Alarm panel are also in the Hall.

KITCHEN

3.20m x 2.37m

With an array of painted Shaker style floor and wall mounted units, incorporating a ceramic hob, stainless steel built-in oven and extractor unit. There is provision for both a washing machine and dishwasher. The tiled floor is Chinese slate and the walls are also tiled. There is space for a small breakfast table as well.





LIVING / DINING ROOM

7.31m x 3.90

This is an extra generous reception room with a southerly aspect and overlooks a graceful weeping birch tree and lawn area. This is a wonderful room for entertaining with laminate timber flooring, satin finish sockets and light switches and an attractive radiator cabinet.

BEDROOM ONE

5.70m x 2.70m

This is a really generous double room with laminate timber flooring and Shaker style built-in wardrobes.

BEDROOM TWO

3.30m x 2.75m

This is another double room, with laminate timber flooring and built-in wardrobes.

SHOWER ROOM

Extra spacious, luxuriously appointed with recessed down lighters, attractive porcelain wall tiles with co-ordinated floor tiling. The large corner shower cubicle with screen is complete with a stylish thermostatically controlled shower valve and adjustable shower head. There is a pedestal mounted whb with overhead mirror, wc and extract fan.

OUTSIDE

The communal gardens are nicely landscaped with well-trimmed hedges, specimen trees and a selection of shrubs and flowering plants surrounded by neat and tidy lawn areas. There is a designated parking space and visitor parking available.

MANAGEMENT COMPANY

Vavasour Management Company Ltd.

SERVICE CHARGE

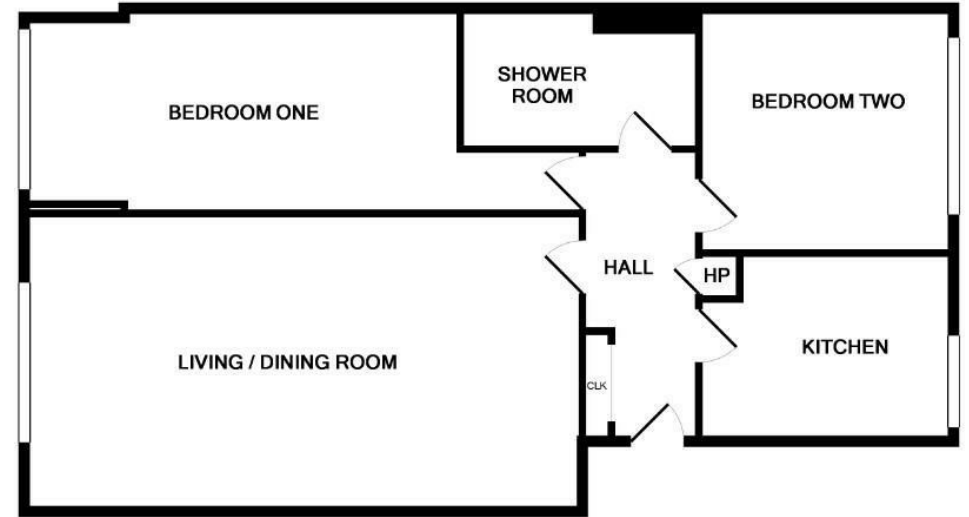
€1,826.40 approx. per Annum (subject to review)

BER

Number 104744255

Output 251.38 kWh/m²/yr.





Beirne
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