



165 Glenview Park, Tallaght, Dublin 24. D24RX9R

Beirne
& Wise

For Sale By Private Treaty



No. 165 Glenview Park is a spacious, end of terrace residence set on a large corner site, in this mature residential location in Dublin 24. The property has been extended downstairs, and the accommodation is now 118 sq.m approximately (excluding converted attic and garage); it comprises of an entrance hall, open plan family/dining room, kitchen, living room, study/bedroom 4, utility area and a guest w.c. downstairs. Upstairs there are two double bedrooms, a single bedroom and the bathroom. The attic has been converted and is ideal for a range of uses. Special features include recessed lighting, unvarnished timber doors and surrounds, staircase and skirting boards. There are high gloss light switch plates, and socket panels. The layout downstairs is ideal for entertaining and family living. There is a garage, off street parking, front and rear gardens.

The area is one of immense convenience, located on the outskirts of Tallaght Village, close to Glenview S.C., and all the amenities of Tallaght including The Square. There is a wide range of established junior and senior schools in the surrounding locations. It is within easy reach of the City Centre, and the M50 is very accessible. There are several bus routes within walking distance; 54A, 77A, 65 and 77X, and Luas connections nearby. There are numerous parks located close by including; Tymon Park, Sean Walsh Park and Bancroft Public Park. Westpark Gym, Tallaght Athletics Club, Tallaght Sports Complex and Tallaght Stadium are close by.

Special Features

- Large corner site
- Potential to extend (SPP)
- Walking distance to bus routes
- 118 sq.m floor area plus attic 17 sq. m.
- Central location close to a range of amenities
- GFCH

Accommodation

ENTRANCE HALL

With laminate floor.

FAMILY/DINING ROOM

7.22m x 3.00m

Spanning the full length of the house, with a high pitched ceiling and two roof windows. It is open plan with kitchen. There is a box bay picture window to the front aspect, it features laminate flooring, and double doors open out to the rear garden. Open plan with the...

KITCHEN

3.37m x 2.84m

This overlooks the rear garden, with laminate floor, it is fitted with a range of cream wall and floor cabinets with complimentary dark counter tops, there is a 5 ring gas hob, overhead hood and extractor, stainless steel sink unit with drainer, and oven. There is a high breakfast bar. A door opens to the utility area.

UTILITY

Plumbed for a washing machine and dryer. Access to the garage.

GUEST W.C.

With tiled floor and a w.c. and a w.h.b.

T.V. ROOM/ BEDROOM FOUR

3.33m x 3.30m

Overlooking the front garden, this room offers an additional bedroom and/or living space.





LIVING ROOM

5.19m x 4.19m

Accessed off both the family/dining room and the main hall, this is a spacious reception room with double doors opening out to the rear garden. There are built in wall shelves, laminate floor with carpet inset, and access to the under stairs storage.

FIRST FLOOR

BEDROOM ONE

3.89m x 2.62m

A spacious double bedroom with fitted wardrobes, overlooking the front garden.

BEDROOM TWO

3.57m x 3.33m

A double bedroom with views of the front garden.

BEDROOM THREE

2.37m x 2.28m

A single bedroom to the front aspect, with built in closet.

BATHROOM

With tiled floor, w.c., w.h.b., a shower/bath with shower screen and over head shower.

TOP FLOOR ATTIC ROOM

5.16m x 3.27m

The attic has been converted, pitched ceiling with three velux windows, there is access to ample storage in the eaves.

GARAGE

5.78m x 4.09m

Spacious garage space, excellent storage space, suitable for conversion to additional living space if required (SPP).

GARDENS

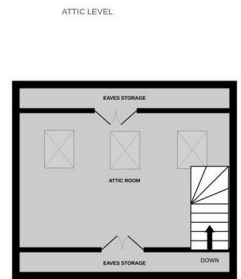
The gardens are a special feature of the property enjoying the generous corner position on the road, the front garden is bounded by low rise walls, a large driveway bordered by decorative pebbled areas provides off street parking. There are raised planted beds with trees and shrubs. The walled rear garden (L13m x W9m) enjoys a south/easterly aspect, it has a lawn, patio areas and a dog run.

BER

Number 111556023

Output 183.75 kWh/m²/yr.





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