



JP&M
DOYLE

Established, 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

FOR SALE

**190 BALLYROAN ROAD,
RATHFARNHAM,**



**DUBLIN 16,
D16 Y3Y6.**

jpmdoyle.ie

(01) 490 3201

LOCATION:

The property is situated in the heart of Rathfarnham, within close proximity of both Templeogue and Rathfarnham villages, and the shops at Marian Road a short walk. There are numerous schools and childcare facilities within walking distance of the property, as well as bars, restaurants and shopping facilities at Rathfarnham shopping centre also nearby. The M50 road network is close by and there is easy access to the city via public transport with a number of different and frequent Dublin Bus routes servicing the area. Leisure facilities are well catered for with Marley Park, Dodder Valley Park, Ballyboden St. Enda's playing fields and gym facilities, again, all within walking distance.

DESCRIPTION:

J P & M Doyle are delighted to present to the market this spacious Three-bedroom semi-detached family home with garage, Built in c.1955, which has been updated throughout in c.2014 and extends to c.100 sq m / 1076 sq ft and offers exceptional space, with the added bonus of a large front c.40ft in length and rear west facing garden which is c.60ft in length, ideal for families and green fingered purchasers! With plenty of space to extend and enhance to both the side and rear (subject to PP) the house offers lots of potential to create a bespoke home over time yet is well presented throughout and will make an excellent move for a growing family and buyers trading up from a smaller property. Internally the property offers well-proportioned living accommodation, comprising of an entrance hallway, Livingroom, Dining room, Kitchen, upstairs, Landing with hot-press, Three bedrooms, toilet & bathroom. Outside front garden with ample off street parking, garage, & rear garden with storage shed and toilet.

ACCOMMODATION:

Entrance Hallway

4.61m (15'1") x 2.02m (6'8")

Under stairs storage and carpet flooring

Living Room

3.89m (12'9") x 4m (13'1")

Open fireplace and carpet flooring.

Dining Room

3.99m (13'1") x 3.81m (12'6")

Open fireplace, patio doors and carpet flooring.

Kitchen

3.85m (12'8") x 2.07m (6'9")

Features fully fitted modern wall and ground floor units, subway tiled splash back & tiled flooring





Landing

3.06m (10'0") x 2.64m (8'8")
Hot Press

Bathroom

1.63m (5'4") x 1.44m (4'9")
Bath/shower & w.h.b.

Toilet

1.48m (4'10") x 0.09m (4")
Features W.c & Tiled flooring

Bedroom 1

3.99m (13'1") x 3.42m (11'3")
Fitted wardrobe and carpet flooring.

Bedroom 2

3.08m (10'1") x 3.41m (11'2")
Fitted wardrobes & carpet flooring.

Bedroom 3

2.64m (8'8") x 2.65m (8'8")
Carpet flooring.



Outside:

- Garage 3.2m x 2.48m Features Sink & Plumbed for washing machine & gas boiler
- Storage shed 2.14m x 1.91m
- Toilet 1.54m x 1.16m W.c
- Front Lawn garden & Driveway C.40 ft in Length
- Rear Lawn garden C.60 ft in Length

Service & Features:

- Gas fired central heating
- Mains water & sewage
- Double glazed upvc window and composite front door fitted in c.2014.
- Off street parking
- Large rear garden
- Garage



VIEWING:

By Appointment Only

BER RATING:

C1

PRICE REGION:

€535,000



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PSRA Licence: 002264

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