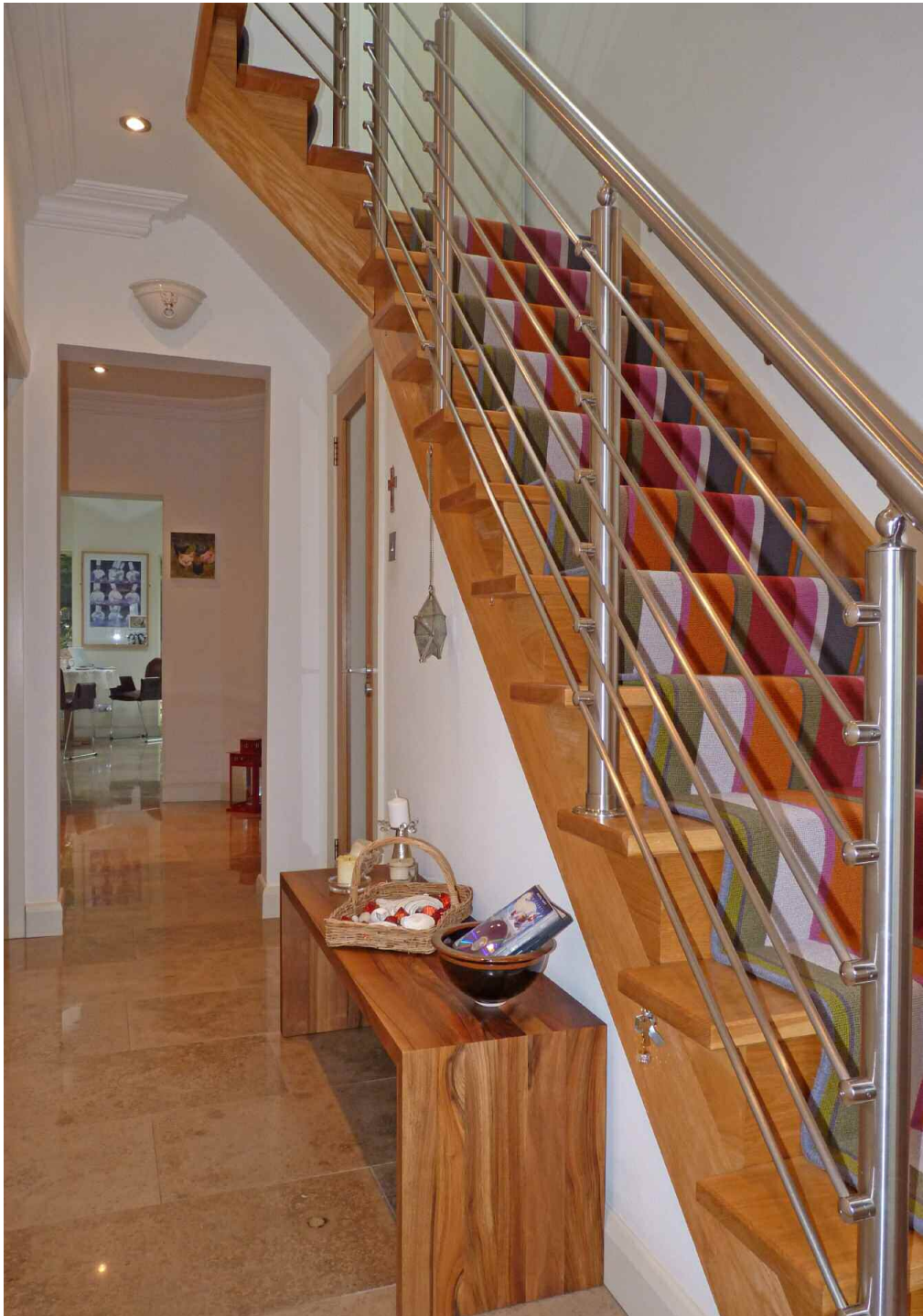




1 Old Bridge Road, Templeogue, Dublin 16

Beirne  
& Wise





## An impressive semi-detached residence having undergone an extensive renovation and re-modelling programme

Entrance Hall • Living Room • Dining Room • Study. Kitchen/Breakfast/Family Room  
 • Utility Room • Cloakroom/W.C • 3 Bedrooms all with en-suite bathrooms • Electronic entrance gates leading to driveway and low maintenance landscaped gardens

### Special Features

Bespoke fitted kitchen  
 Under floor heating to ground floor and bathrooms  
 Private walled landscaped rear garden  
 Carlston solid wood windows and exterior doors with low "E" energy saving double glazing  
 Alarm system  
 Pressurised water system, power showers  
 Generous parking behind electric gates  
 Villeroy & Bock sanitary ware with HansGrohe fittings  
 Marble window sills throughout  
 A blend of Natural stone and solid Cherrywood to the ground floor  
 Gas heating system  
 5 amp lighting system throughout  
 Cat 5 and dual-co-Axial phone, T.V and computer points throughout

Number 1 is a stunning family home offering exceptionally bright and beautifully proportioned accommodation extending to approx. 164sq.m (1744sq.ft) excluding Attic Room. This charming home boasts a stylish interior and an attractive bay fronted façade. One of the highlights of this property is the large modern open plan kitchen/ family room which opens out to the meticulously landscaped rear garden. Bedroom 3 is located on the ground floor with a wet room en-suite which is wheelchair accessible and ideal for growing teenagers or a guest suite. The main reception rooms are interconnected and lead to the spacious kitchen/breakfast room/Family Room. At first floor level the flooring in the bedrooms is wide plank Oak, both with en-suite bathrooms. From the landing there is access to the Attic Room which makes an idea office with wide plank Oak flooring and sky lights for natural light.



There are good neighbourhood shops located in the immediate area with regular bus services to and from the city centre, which is located approximately 7km (4 miles) away. Also within easy access are the excellent amenities at Bushy, St Enda's and Marley Parks and a choice of sporting clubs. A short drive brings you to the Dublin mountains and the M50.

In Templeogue village you will find a selection of restaurants, flower shops, post office to name but a few. Local amenities include nearby schools (Templeogue College, Terenure College and Our Lady's), rugby, tennis, St Endas GAA Club and soccer clubs.

## Accommodation

### ENTRANCE HALL

Natural stone floor. Inset ceiling lighting, Feature staircase with stainless steel railings and mood lighting. Intercom to gate.

### CLOAKROOM/W.C.

Natural stone floor, W.C. Wash hand basin.

### LIVING ROOM 4.06 x 3.35 (13'4" x 11'0")

Bay window to front aspect, solid Cherrywood flooring. Bespoke wall presses and shelving. Feature fireplace with attractive surround and granite hearth and inset. Remote control gas fire.





**DINING ROOM**  
3.42 x 3.16 (11'3" x 10'4")

Solid Cherrywood flooring.

**STUDY**  
2.51 x 2.96 (8'3" x 9'9")

Natural stone flooring. Inset ceiling lights.

**KITCHEN/FAMILY ROOM**  
8.16 x 5.01 (26'9" x 16'5")

Bright and spacious bespoke kitchen, fully fitted with a range of wall and floor presses with stainless steel worktops over. Twin bowl stainless steel sink unit with mixer taps. Matching centre Island presses with worktop above. Plumbing for dishwasher. Gas hob with

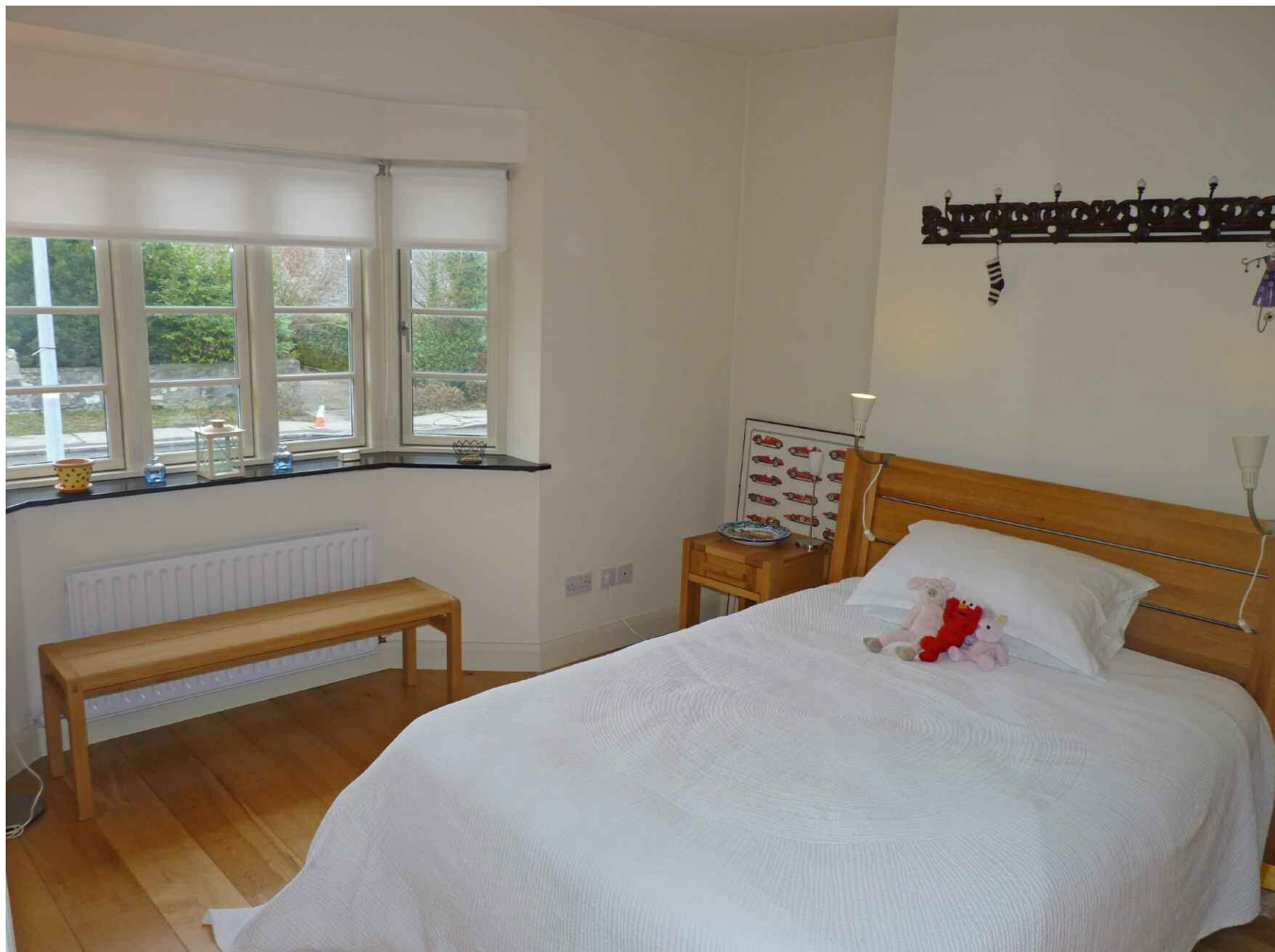


**UTILITY ROOM**  
2.70 x 1.61 (8'10" x 5'3")

extractor fan over. Double oven. 2 sets of twin French doors opening onto garden. Natural stone flooring.

**BEDROOM 3**  
2.70 x 4.75 (8'10" x 15'7")

Solid Cherrywood flooring. Bespoke window seat. Bay window to front aspect. Inset ceiling lighting. 2 Skylights.



EN-SUITE WETROOM  
2.70m x 0.97m (8'10" x 3'2")

Tiled floor and walls, easy access shower with power shower with double heads ( rain and telephone). W.C. Wash hand basin. Sky light.

FIRST FLOOR  
LANDING

Access to Attic Room, sky light.

BEDROOM 1 (Front)  
3.5 x 3.41 (11'6" x 11'2")

Bay window to the front aspect, built-in wardrobes.

ENSUITE SHOWER ROOM  
2.12 x 2.02 (6'11" x 6'8")

Window to the front aspect, tiled floor and walls, large walk-in shower cubicle with power shower with double

BEDROOM 2 ( Rear)  
3.22 x 4.14 (10'7" x 13'7")

heads ( rain and telephone). W.C. Wash hand basin.

ENSUITE BATHROOM  
2.16 x 2.85 (7'1" 9'4")

Window to the rear aspect, built-in wall to wall sliding wardrobes.

Window to the rear aspect, tiled floor and walls, large walk-in shower cubicle with power shower with double heads ( rain and telephone). Feature free standing bath with hand held shower attachment. W.C. Wash hand basin.

ATTIC ROOM

Pull down stairs. Skylight.





## Outside

### FRONT GARDEN

To the front there are landscaped low maintenance grounds with electric gates leading to a gravel drive with generous off street parking.

### REAR GARDEN

Private walled landscaped low maintenance gardens with approx.. 600sq.ft of decking, set out in two areas. Outside lighting, water and power.

## View

By appointment with the agents.

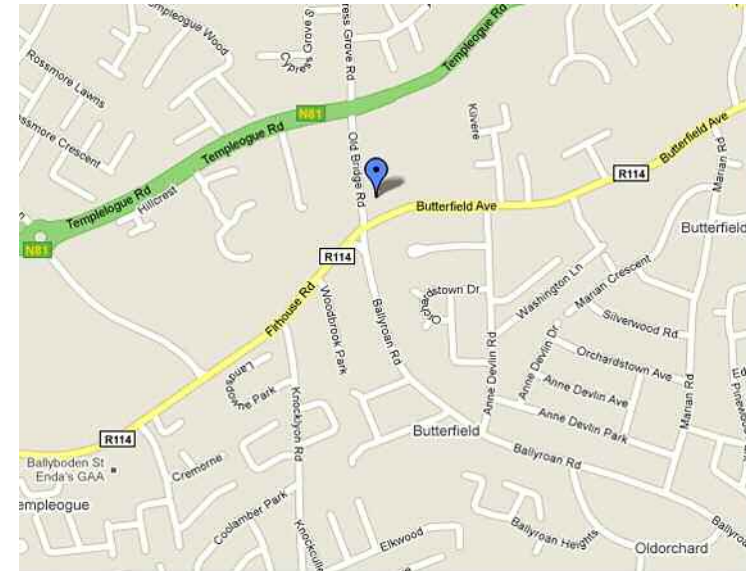
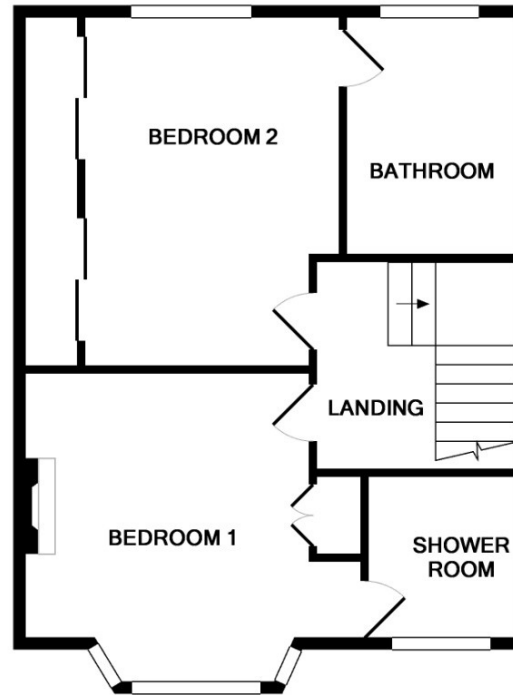
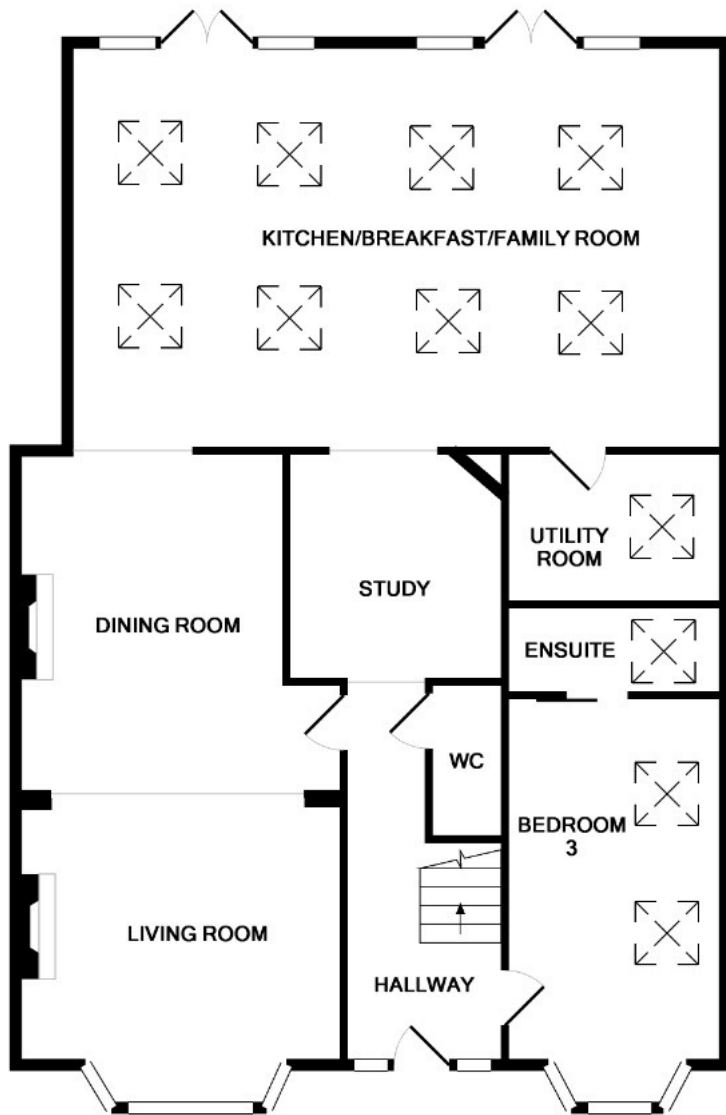
## Directions

From Templeogue village, proceed west on the Templeogue Road. At the lights, turn left into Old Bridge Road. The property is situated on the left hand side.









**Beirne  
& Wise**

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