

FOR SALE

BY PRIVATE TREATY

1 Whitehall Close
Terenure
Dublin 6W



Four Bedroom Semi Detatched
c.195.1sq.m. /2,100sq.ft



Price: €549,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent 4/5 bed double fronted semi detached family home to the market on the mature, well established cul de sac of Whitehall Close, Dublin 6W. Nestled just off the Whitehall Road, a host of local shops, bars and cafés are all within arm's reach and both Terenure & Templeogue Villages are found within walking distance. You have a range of esteemed primary and secondary schools in the catchment area such as Terenure and Templeogue Colleges, Our Lady's, Presentation, St Pius X and St Joseph's National. Public transport is in abundance making Dublin City Centre an effortless commute and the M50 motorway is found within minutes by car. The property has been heavily extended over the years and offers well-proportioned and versatile living accommodation throughout. On ground floor level the entrance hallway gives access to the main lounge, a second living room with its own ensuite shower room and a stunning extended kitchen/dining room. The first floor entails 3/4 double bedrooms, depending on the family's needs, along with the main family bathroom. The second floor boasts a dormer attic conversion with two further sizeable rooms(perfectly good bedrooms) and their own private bathroom. To the front is a cobblelock driveway with ample room to park a number of cars and to the rear you are greeted by a most pleasant, landscaped garden area. Tucked away within the rear is a detached annexe. This is a wonderful feature for any property and would suit a wide variety of uses, again depending on the family's needs, and which can very easily generate a monthly rental income. Will you find a more attractive property to suit a growing family? One must question... Such an exquisite example and with so much on offer, viewing is ultimately advised.

FEATURES

- c. . 2,100 sq ft
- Immaculate condition throughout
- Spacious and versatile living accommodation
- A host of rooms over 3 levels which can be used as you please
- Shower room on all 3 levels
- Stunning rear kitchen extension
- Double storey side extension
- Dormer attic conversion(a further 2 potential bedrooms + bathroom)
- Alarmed
- CCTV camera system to front and rear
- Gas fired central heating
- Brand new gas boiler
- Fully fitted shaker style kitchen with quality granite counter tops
- Cobblelock front driveway
- Ample room to park a number of cars
- Low maintenance, landscaped rear garden
- Detached annexe ideal for a variety of uses(also guaranteed rental income)
- Mature cul de sac just off Whitehall Road
- A host of bus routes within literally 2 mins walk
- Dublin City Centre very easily accessible
- M50 motorway merely minutes by car



ACCOMMODATION

HALLWAY

11'2" x 6'6" (11.2m x 6.6m)

Mosaic tiling to floor. Understairs storage. Acces to living room, lounge and kitchen.



LIVING ROOM

13'5" x 8'2" (4.1m x 2.5m)

Semi solid timber flooring. Blinds. Access to fully tiled enusite with wc, whb and chower cubicle.

LOUNGE

24'6" x 12'5' (7.5m x 3.8m)

Semi solid timber flooring. Blinds. Down lighters. TV point.

KITCHEN/DINING ROOM

18'4' x 14'4' (5.5m x 4.4m) (27'6' x 9'8' (8.4m x 3m)

Laminate flooring throughout. Fully fitted shaker style kitchen, with centre island. Quality granite countertops and extended storage space. Open plan Dining room/Sun rrom with large velux windows and downlighters. Patio doors to rear.



BEDROOM 1

24'9" x 8'2" (7.6m x 2.5m)

Located off laudrey and broken down into two bedrooms:

Bedroom 1- 14'1" x 8'2" (4.3m x 2.5m) Carpet to floor. Currenty in use as a study.

Bedroom 2- 10'8" x 8'2" (3.3m x 2.5m) Carpet to floor. Double bedrrom. Built in wardrobes.



BEDROOM 2

12'5" x 11'2" (3.8m x 3.4m)

Double bedroom to rear. Carpet to floor. Wall of built in wardrobes with centre vanity unit.

BEDROOM 3 / WALK IN WARDROBE

10'8" x 10'8" (3.3m x 3.3m) 6'6" x 5'6" (2m x 1.7m)

Double bedroom to front. Carpet to floor. 2 bright windows. Walk in wardrobe.



BATHROOM

8'5" x 6'2" (2.6m x 1.9m)

Fully tiled bathroom suite. Fitted with wc, whb, bath with shower attachment and seperate shower cubicle with Triton shower.



ATTIC 1

15'1" x 8'5" (4.6m x 2.6m)

Carpet to floor. Built in wardrobes. Currently in use as a bedroom.

ATTIC 2

15'1" x 13'1" (4.6m x 4m)

Carpet to floor. Built in wardrobes. Currently in use as a living room.

ATTIC 2

15'1" x 13'1" (4.6m x 4m)

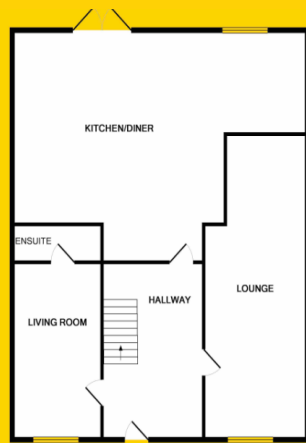
Carpet to floor. Built in wardrobes. Currently in use as a living room.

BATHROOM 2

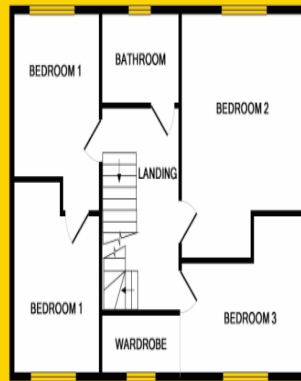
9'5" x 5'2" (2.9m x 1.6m)

Located at attic level. Fully fitted with wc, whb abd shower cubicle.

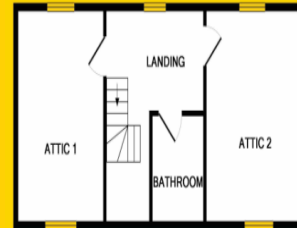
FLOOR PLANS



GROUND FLOOR



1ST FLOOR



ATTIC

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

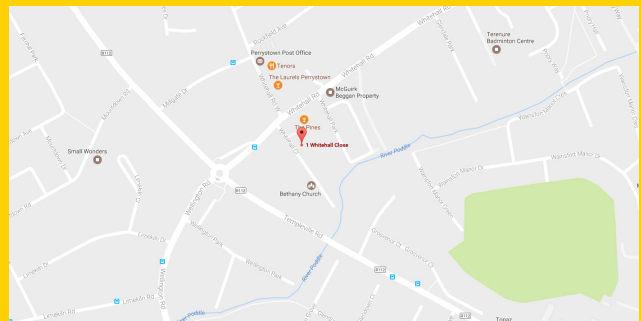
DIRECTIONS

If travelling M50 Southbound take exit 11 for Templeogue and keep left. At The Spawell traffic light junction turn left. Proceed ahead and straight through the first major roundabout onto Wellington Road. Again proceed ahead, straight through the next mini roundabout, and take the first right turn onto Whitehall Close.

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

LOCATION



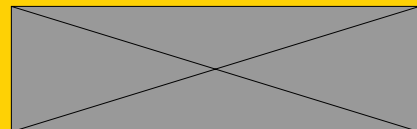
NEGOTIATOR

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

Alternatively you can send an email to **ross@raycooke.ie** and we will contact you.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
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