



No. 65 Hazelgrove  
Tallaght, Dublin 24, D24 A8P0



3



3



117 sq mts



(01) 490 3201



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)



## LOCATION

No. 65 is located within the popular Hazlegrove Estate which is just off the N81. It offers access to a host of amenities. These include The Square & Citywest Shopping Centre, sport clubs and man schools. Public transport caters to the area well, with the Luas Red line and Dublin Bus (routes 65b and 77a). As well as this, the M50 & M7 are only minutes away.

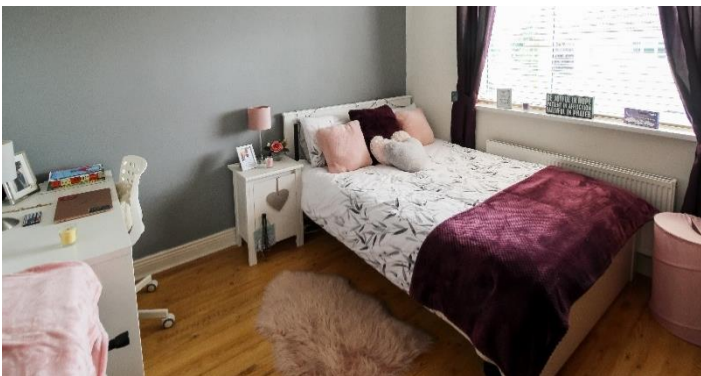
## DESCRIPTION

No. 65 Comes to market in pristine condition. The property has been owner occupied since it was first built and has been meticulously maintained & constantly upgraded over the years. Some new features include a smart rear extension, solid fuel stove, large attic conversion, insulation, new windows & external doors. Accommodation comprises of a porch, entrance hall, spacious sitting room with double doors leading to the open plan kitchen / dining / sunroom area overlooking it's South West rear garden. Upstairs has three good size bedrooms & a family bathroom. The master bedroom also benefits from an en-suite. In addition to all of this, there is a converted attic extending to c. 185 sq.ft. Outside has a landscaped garden & patio area along with a garage. The property overlooks the green area on a leafy cul-de-sac.



## Accommodation:

Hall:	c. 0.85m x 2.56m
Living Room:	c. 4.5m x 4.05m
Kitchen:	c. 5.0m x 3.6m
Sun Room:	c. 3.13m x 3.35m
Shed:	c. 2.4m x 2.0m
Bathroom:	c. 2.2m x 1.8m <i>W.C, W.H.B, Bath/Shower</i>
Bedroom 1:	c. 3.1 x 3.2m <i>Build In Wardrobes</i>
Bedroom 2 (Master):	c. 2.6m x 4.08m <i>Build In Wardrobes</i>
En Suite:	c. 0.7m x 2.38m <i>W.C, W.H.B, Shower</i>
Bedroom 3:	c. 3.1m x 2.0m <i>Build In Wardrobes</i>
Attic Conversion (Bedroom 4):	c. 3.5m x 4.9m







**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C1**

**PRICE REGION:**

**€289,000**



JP&M  
**DOYLE**

Established. 1952

**105 Terenure Road East, Dublin 6, D06 XD29.**

**t: (01) 490 3201**

**f: (01) 490 7292**

**e: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)**

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