



# 16 Elder Park Place

Kiltipper, Dublin 24, D24 PH02



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96.37 sq.m



(01) 490 3201



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

## For Sale by Private Treaty

### LOCATION:

No. 16 has a large range of local amenities including shopping facilities at Old Bawn, The Square Town Centre and Citywest Shopping Centre. Schools are plentiful with Scoil Carmel, Scoil Treasa, Old Bawn Community School, St. Martin de Porres National School, and Firhouse Community College all within striking distance. There are numerous restaurants, bars and cafés to choose from such as The Blazin' Grill, Gin Thai, The Speaker, Connolly Gastro Pub, Kiltipper Café, Bar and Bistro or try the superb Cottage Tea Rooms. Thomas Davis GAA Club is close by to play Gaelic Football, Hurling, Ladies Football and Camogie. The Dublin Postal Sports and Social Club invite membership where you can use their astro-turf pitches and gym. For the more adventurous types take a hike along the 'Dublin Mountain Way' (40 kilometres long) taking you via the Hell Fire Club, Cruagh Wood, Three Rock, and Glencullen. The location has easy access to numerous road networks including the N81, M50, the outer ring road linking you to the M7 and M4 and is convenient for excellent public transport networks.

### DESCRIPTION:

No. 16 is a smart three bedroom residence set within the beautiful new development of Elder Heath. The property comprises of an oversized entrance hall giving access to both the spacious living room & smart kitchen come dining area. There is a clever utility & downstairs bathroom to the rear of the property. Upstairs there are three good sized bedrooms, all with fitted wardrobes. The Master Bedroom has its own en-suite with the secondary bedrooms serviced by a large family bathroom. No. 16 comes to market in excellent condition with a fully fitted kitchen, as well as carpets & curtains throughout. Outside there is an excellent south facing rear garden & a front drive with ample off street parking for two cars. The Elder Heath estate is centred around a stunning green open space of nearly three acres which features a playground making No. 16 an excellent place for families. Early Viewing Advised!



## ACCOMMODATION:

<b>Entrance Hall</b>	5.4m (17'9") x 1.78m (5'10")	Wood Flooring, Light Passage Door, Under-Stairs Storage
<b>Living Room</b>	3.2m (10'6") x 5m (16'5")	Large Picture Window, Electric Fireplace, Double-Doors to Kitchen, Wood Flooring, Curtains
<b>Kitchen</b>	3.74m (12'3") x 5m (16'5")	Fitted Units, Tiled Floor, Double Doors to Rear Garden, Over & Hob/Extractor, Fridge
<b>Downstairs W.C.</b>	1.4m (4'7") x 1.84m (6'0")	Tiled Floor, W.C., W.H.B.
<b>Utility</b>	1.84m (6'0") x 1m (3'3")	Tiled Floor, Plumped for Washing Machine
<b>Upstairs Hall</b>	3.4m (11'2") x 1.4m (4'7")	Carpet
<b>Master Bedroom</b>	2.6m (8'6") x 4.08m (13'5")	Carpet, Curtains, Fitted Wardrobes
<b>- En Suite</b>		Shower, Tiled Floor, W.H.B., W.C.
<b>Family Bathroom</b>	1.7m (5'7") x 3m (9'10")	Tiled Floor, Bath/Shower, W.C., W.H.B.
<b>Bedroom 2</b>	2.6m (8'6") x 3.6m (11'10")	Carpet, Curtains, Fitted Wardrobes
<b>Bedroom 3</b>	2.4m (7'10") x 2.6m (8'6")	Carpet, Curtains, Fitted Wardrobes





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**B1**

**BER NUMBER:**

**102425238**

**PRICE REGION:**

**€295,000**



JP&M  
**DOYLE**

Established. 1952

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