

REF PM Property Sales

Clanada House, Drummartin Road, Dublin 14 D14 TK27

Negotiator: Donal Birthistle 087 777 4973

Email: donal@refpm.com

PRSA: 001455-001580

Website: www.refpm.com



Residential Excellence
FOR PROPERTY MANAGEMENT

FOR SALE BY PRIVATE TREATY

85 Templeville Road, Templeogue, Dublin 6W D6W P890



Residential Excellence are delighted to offer a great opportunity at 85 Templeville Road, a spacious three/four-bedroom semi-detached family home well maintained and ideally located in the highly sought after area in a mature and settled location of Templeogue.

The home offers fantastic potential to upgrade/refurbish and extend the already well-appointed accommodation, for families trading up or first-time buyers with vision and energy.

Very well-proportioned rooms with versatile layout, combined with perfectly balance of reception and bedroom space, full of character and charm making this a truly desirable home, with drive-in parking.

Upon entering the ground floor accommodation comprises of, porch, entrance hallway, living room, family room, kitchen, and converted garage currently reception room but can be a bedroom, downstairs bathroom with wet floor shower and WC. Separate side entrance to an exceptionally large garden approximately 100 feet long.

Upstairs the brightly lit spacious accommodation continues with three bedrooms, two doubles and one single. Family bathroom with bath and shower and separate WC.

The front of the house has a north-east orientation, and the extremely large back garden is quite sunny south-westerly, the size and length of the lawned garden offers endless opportunities to extend the residence (subject to planning permission) and even allowing for a Shomera, as a gym or music room/playroom at the end of the garden.

There are a wealth of amenities on the doorstep which include well established local national and senior schools such as St Pius X National School (Boys & girls), Templeogue & Terenure College (Secondary boys), Our Lady's & Presentation College (Secondary girls). St Mary's & Terenure College rugby clubs and Templeogue Lawn Tennis Club, Templeogue Village, Rathfarnham shopping centre and Bushy Park all in walk distance. Direct bus routes available also to the city centre include 15, 49, 54A, 65, 65B & 150. The M-50 is a short distance away and provides easy access to most major routeways as well as an express route to Dublin Airport.

Residential Excellence issues these particulars on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing Particulars, but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense incurred in visiting same should it prove to be unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before visiting and are requested to report their opinion after inspecting. Should the above not be suitable, please let us know your exact requirements. Any reasonable offer will be submitted to the owners for consideration.



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The property is a gem and rarely a house of this stature comes to the market in this location, and it must be seen to be appreciated.

The property is available now and must be seen to be appreciated. Guide price € 699,500.00

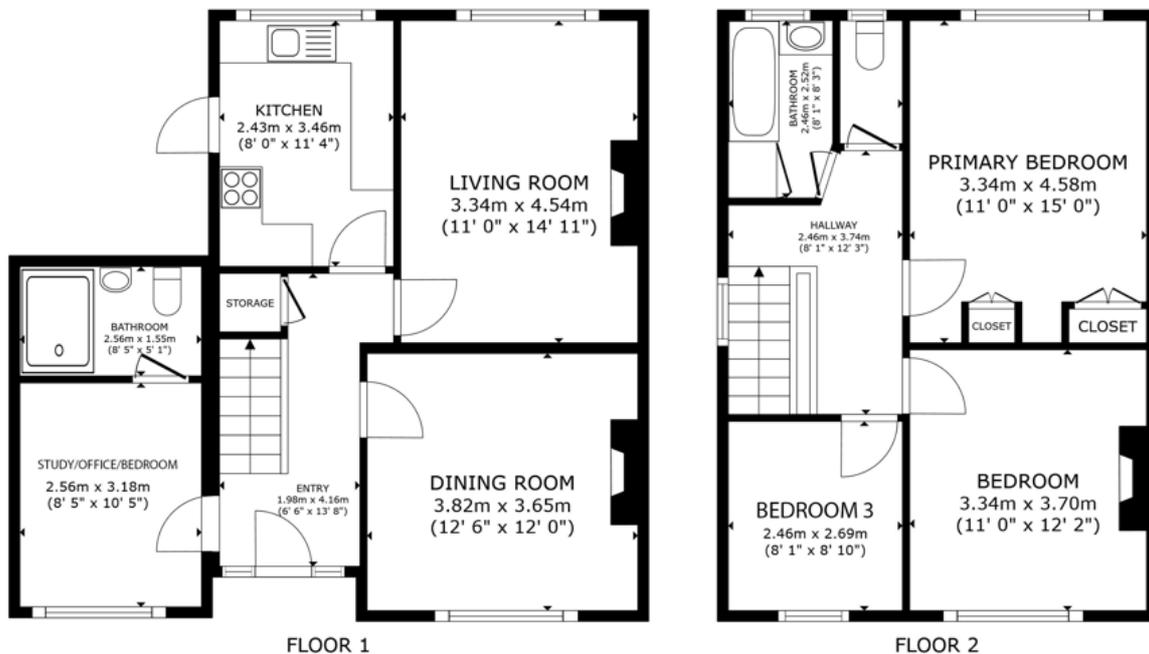
Tenure: Freehold

Services: Oil Fired Central Heating, Electricity

BER: E2 BER No. 117637777 Energy Performance Indicators: 368.08 (kWh/m²/yr.)

Square footage: 110.61 Square meters or 1190.59 Square feet.

Viewing: Strictly by appointment with the Auctioneers.



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