



# Tomay Cottage On C. 1.8 Acres/0.73 Ha.

Ballymana Lane, Kiltipper, Tallaght, Dublin 24, D24 P5F7



2



1



95.7 sq.m



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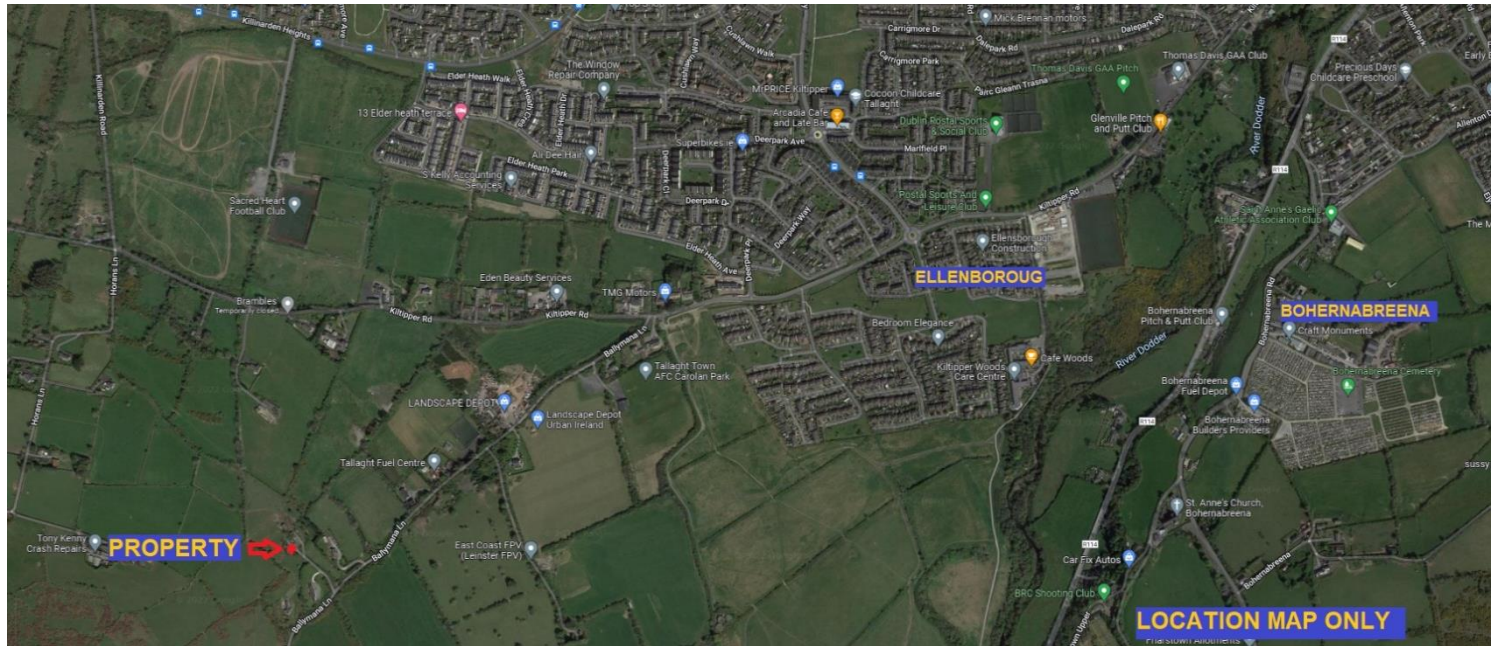


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## For Sale by Private Treaty

### LOCATION

The property is situated off Ballymana Lane at the end of a cul de sac in the foothills of the Dublin mountains with stunning panoramic views over Dublin City. The property is extremely well located, running between Bohernabreena and Kiltipper and is within very close range of the N81 and M50, giving great transport options by road. Tallaght Red Line Luas is less than 6km away and there are plenty of local bus services running nearby. Every amenity you could need is within a short distance and proximity to the city is a huge bonus. This superb location commands stunning views over Dublin City. A real chance to live the high life in Dublin or just observe it from your vantage point.



### DESCRIPTION:

Fine single storey, detached, two bedroom bungalow on c.1.8 Acres / 0.73 Hectares accessed via a hardcore driveway with mature garden and paddock. The property extends to c.95.7 Sq. Mt/ 1030 Sq. ft and briefly comprises of an entrance porch, corridor, living room, kitchen, utility, two bedrooms & family bathroom.



## ACCOMMODATION:

<b>Porch:</b>	c. 2.01m x 1.88m, features oak flooring & brick walls
<b>Corridor:</b>	c. 9.1m x 1.32m with hot press
<b>Living room:</b>	c. 4.75m x 3.83m, features timber surround fireplace with inset cast iron stone
<b>Bedroom 1:</b>	c. 4.08m x 2.96m with fitted wardrobe
<b>Bathroom:</b>	c. 3.04m x 2.37m features W.C, W.H.B, bath, shower with electric Triton T90z shower.
<b>Kitchen:</b>	c. 4.14m x 3.78m with fitted floor and wall storage units
<b>Bedroom 2:</b>	c. 3.6m x 3.75m
<b>Utility:</b>	c. 2.34m x 2.08m, plumbed for washing machine, oil fire burner



### Outside:

- Gravel driveway
- Mature planted garden & paddock
- Two derelict stores  
(5.11m x 4.21m & 3.74m x 3.94m)

### Services:

- Spring water gravity fed
- Septic tank
- Oil fired central heating
- Alarm



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**E2 (110342953)**

**PRICE REGION:**

**€450,000**



JP&M  
**DOYLE**

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