



22 The Green, Cypress Downs, Templeogue, Dublin D6W

Beirne
& Wise

22 The Green, Cypress Downs, Templeogue, Dublin D6W AK25,

For Sale By Private Treaty

22 The Green is a most impressive four bedroom, detached house with attractive brick façade. Located in Cypress Downs one of the most sought after developments in Templeogue. Built in the early 1980s by Sorohans, this fine home is not overlooked to the front or rear, and enjoys pride of place on one of the most coveted roads in Cypress Downs. This property offers rooms of generous proportions throughout, with a wonderful balance of both living and bedroom accommodation, approx. 172 sq. m. (1,850sq.ft.). This is a superb family home that has great flexibility in terms of the internal configuration, with three reception rooms, a sunroom, and a spacious kitchen/breakfast room downstairs. Upstairs there are three spacious double bedrooms (1 ensuite), a generous single bedroom and a bathroom.

No. 22, enjoys great privacy with lovely mature gardens, there is off street parking to the front, and a very private rear garden enjoying the enviable, westerly orientation.

There are exceptional facilities immediately at hand in this much sought after location; there is a comprehensive selection of well-established schools nearby, these include Templeogue College, Terenure College, Our Lady's School, and St. Pius X. Recreational amenities include St. Marys Rugby Club, St. Jude's GAA Club, Bushy Park, Tymon Park, Castle and Grange Golf Clubs, and Templeogue Tennis Club. The area is well-served with bus transport routes, and there is easy access to the M50 motorway network.

Special Features

- Spacious, well-proportioned, four bedroom family home
- Private, low maintenance, west facing, rear garden
- Teak internal doors with stained glass insets downstairs
- Double and triple glazed windows
- Three reception rooms and a sunroom
- Floor Area 172 sq. m. (1,850 sq. ft.) approx.
- Teak staircase and window sills
- New gas heating system installed in 2019

View

Strictly by appointment with the selling agents Beirne & Wise, Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444







Accommodation

PORCH

Bright porch with sliding doors, pitched ceiling and tiled floor

HALL

A welcoming hall with coved ceiling and two centre roses, Dado rail, and polished wooden floor

OFFICE/T.V. ROOM

5.33m x 2.17m

With bay window, ceiling coving, recessed lights, and wooden floor, this is a nicely proportioned, multi- purpose room overlooking the front garden

LIVING ROOM

5.82m x 4.08m

With a large bay window overlooking the front garden with a coved ceiling, wall lighting with dimmer switches, and a feature cream tiled fireplace with a natural fire, this provides a focal point for this delightful room

GUEST W.C.

With tiled floor and partially tiled walls, w.h.b. and a w.c.

KITCHEN/BREAKFAST ROOM

6.150m x 4.47m (max. measurement).

This L-shaped room with tiled floor overlooks and has access to the rear garden, there is ample room for dining. The kitchen features a comprehensive range of floor and wall mounted units with tiled splashback, built- in double oven, hob and overhead extractor, and an integrated dishwasher. The roof was re-felted recently. Sliding doors open to the...

FAMILY ROOM

4.05m x 3.91m

A fabulous room for family living, with coved ceiling, centre rose and wooden floor. Dimmer switch lighting. Double doors open to the...

SUNROOM

6.32m x 2.87m

A large room ideal for a range of uses, with large picture windows overlooking the rear garden, and glass sliding doors opening out to the garden. The roof was replaced five years ago approx.

FIRST FLOOR

LANDING

The attractive teak staircase leads to the landing with a cathedral window, and access to the hot press



BEDROOM ONE

3.48m x 3.55m

A large double bedroom to the front aspect, with laminate floor, built in wardrobes, wall shelves and desk unit

BEDROOM TWO

3.64m x 2.73m

A double bedroom overlooking the rear garden, with laminate floor, wall-to-wall fitted wardrobes with mirrored doors, and an ensuite

ENSUITE

This has recently been refurbished, and now presents with tastefully tiled floor and walls, w.c., w.h.b. set in vanity unit, and a corner shower unit with curved glass screen doors, and chrome shower fittings including a rain shower

BEDROOM THREE

4.00m x 3.66m (max. measurement)

A spacious double bedroom with dual aspect to the front and rear gardens, laminate floor and built in wardrobes

BEDROOM FOUR

2.71m x 2.39m

A good sized single room to the front, with laminate floor, built-in wardrobes and a desk/dressing table

BATHROOM

The bathroom is fully tiled, with the suite comprising of a bath with overhead Triton electric shower and screen, w.c., w.h.b. and an overhead mirror. There is access to the attic from the bathroom

UTILITY

There is a walk in tiled shower unit, it is plumbed for a washing machine, and there is space for a dryer

GARDENS

The front boundary is walled with a pillared gated entrance, laid out mainly in tarmac with perimeter shrubbery and planted beds. The driveway is new and provides off street parking for two cars. A gated side entrance leads to the secluded rear garden, the boiler room is accessed from the side passage. The walled rear garden is low-maintenance, there are paved patio areas, lawn, and an almost new garden shed

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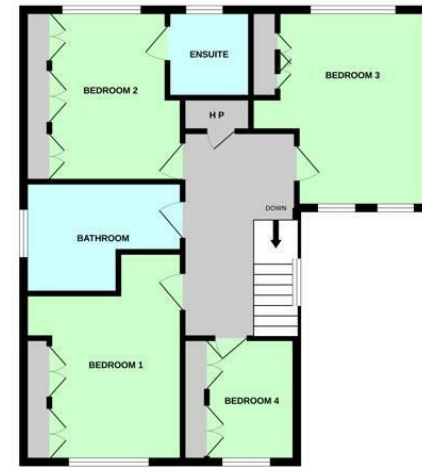
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