

FOR SALE

BY PRIVATE TREATY

54 Templeville Road
Templeogue
Dublin 6W
D6W Y008



Three Bedroom Semi Detached
c. 113.3sq.m /1,220sq.ft

BER TBC

Price: €625,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous three bedroom semi-detached family home to the market located on the highly sought after Templeville Road, Templeogue, Dublin 6W. The location of Templeville Road could not be better, within walking distance of a selection of well-established Junior and Senior schools such as Our Lady's School, Terenure College and St Pius X Junior schools, to name but a few. A short distance from Terenure Village with its wide selection of shops, restaurants and bars, beside a range of schools to include St. Pius, Presentation, Terenure College, Our Lady's, High School, etc., bus routes. The property is convenient to Busy Park and within easy reach of the M50 and city centre, schools, shops and all bus routes within walking distance and the M50 motorway a mere two minute drive away.

Bright and spacious living accommodation comprises of entrance hall, kitchen, first lounge to the front of the property with the second lounge/dining room at the back of the property, two double bedrooms, one single and a main family bathroom. The property also comes with a LARGE sunny garden to the rear and ample off street parking to the front. No. 54 comes to the market in need of modernization but boasts HUGE POTENTIAL and could be an ideal opportunity to secure the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 1,220 sq. ft.
- Gas fired central heating
- Double glazing throughout
- HUGE POTENTIAL
- LOCATION LOCATION LOCATION
- In need of modernization
- 3 bed / 2 bath
- Ample off street parking
- Highly sought after location
- Beside school, bus routes
- Convenient to M50 and city centre
- Every conceivable local amenity within arm's reach
- Early viewing highly advised!



ACCOMMODATION



HALL

5'6" x 12'7" (2.0m x 3.9m)

Entrance hall with carpet to floor, stairs and landing, access to lounge, kitchen and bathroom.

LOUNGE

12'1" x 11'8" (3.7m x 3.6m)

Bright lounge with laminate flooring, feature open fireplace and sliding doors to second lounge.

LOUNGE 2

16'0" x 11'8" (4.9m x 3.6m)

Second lounge to the rear of the property with carpet flooring and sliding doors to the rear garden.

KITCHEN

10'8" x 15'7" (3.3m x 4.8m)

Fully fitted kitchen with eye and floor units, lino flooring and access to rear garden.

BATHROOM

8'2" x 8'5" (2.5m x 2.6m)

Fully fitted with wc, whb and shower, tiled flooring and partly tiled walls.

BEDROOM 1

11'4" x 14'4" (3.5m x 4.4m)

Double bedroom to the rear of the property with carpet to floor.

BEDROOM 2

11'8" x 11'4" (3.6 x 3.5m)

Double bedroom to the front of the property with laminate flooring.

BEDROOM 3

Single bedroom to the front of the property with carpet to floor.

BATHROOM

7'8" x 8'2" (2.4m x 2.5m)

Fully fitted with wc, whb and bath, tiled flooring and partly tiled walls.





GROUND FLOOR



1ST FLOOR

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

Conor Clarke and he can be contacted on **01 9089300 or 086 8371963**

Alternatively you can send an email to **Conor@raycooke.ie** and we will contact you.



MORTGAGES

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For further information or advice, please call:
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