



# No. 86 Hazelgrove

Tallaght, Dublin 24



3



2



83 sq mts



(01) 490 3201



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

## LOCATION

This residence is located in the popular Hazelgrove Estate, just off the N81. It offers access to a host of amenities including The Square and Citywest Shopping Centre, Shops, Sports Clubs and Schools. Public transport caters to the area well with the Luas Red Line and Dublin Bus (65b & 77a). The M50 & M7 are also only minutes away.

## DESCRIPTION

No. 86 is a smart three bedroom residence extending to c. 83sq.mts / 893 sq.ft. The property benefits from off-street parking and a large rear garden. The accommodation comprises of an entrance hall leading to a generous family sitting room with a bay window, gas fire and double doors leading into the kitchen. The kitchen comes fully fitted with a sliding door to the rear garden.

Upstairs there are three bedrooms and a family bathroom. The Master Bedroom is accompanied by an En-Suite. The property was recently re-floored throughout and comes to the market in excellent condition. Viewing is a must!



## ACCOMODATION

<b>Kitchen:</b>	5.04m (16'6") x 3.6m (11'10") <i>Fitted Units, Hob, Oven, Washing Machine, Sink, Under Stair Storage, Tiled Floors, Sliding Door to Rear Garden</i>
<b>Living Room:</b>	4.5m (14'9") x 4.1m (13'5") <i>New Flooring, Bay Window, Open Fire, Double Doors to Kitchen</i>
<b>Hallway:</b>	7.2m (23'7") x 2m (6'7") <i>New Floor</i>
<b>Upstairs:</b>	
<b>Landing:</b>	0.73m (2'5") x 2.88m (9'5") <i>New Carpet, Hot Press</i>
<b>Family Bathroom:</b>	2.3m (7'7") x 1.7m (5'7") <i>Tiled Floor, W.C., W.H.B., Bath/Shower</i>
<b>Bedroom 1:</b>	3.2m (10'6") x 3.2m (10'6") <i>New Carpet, Fitted Wardrobes</i>
<b>Bedroom 2:</b>	3.1m (10'2") x 2.1m (6'11") <i>New Carpet</i>
<b>Master Bedroom:</b>	4.1m (13'5") x 3m (9'10") <i>Fitted Wardrobes, New Carpet</i>
- <b>En-Suite:</b>	<i>Tiled, Shower, W.H.B., W.C.</i>





**VIEWING:** BY APPOINTMENT ONLY

**BER:** D2

**PRICE REGION:** €270,000



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**DOYLE**

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