



## EDELWEISS

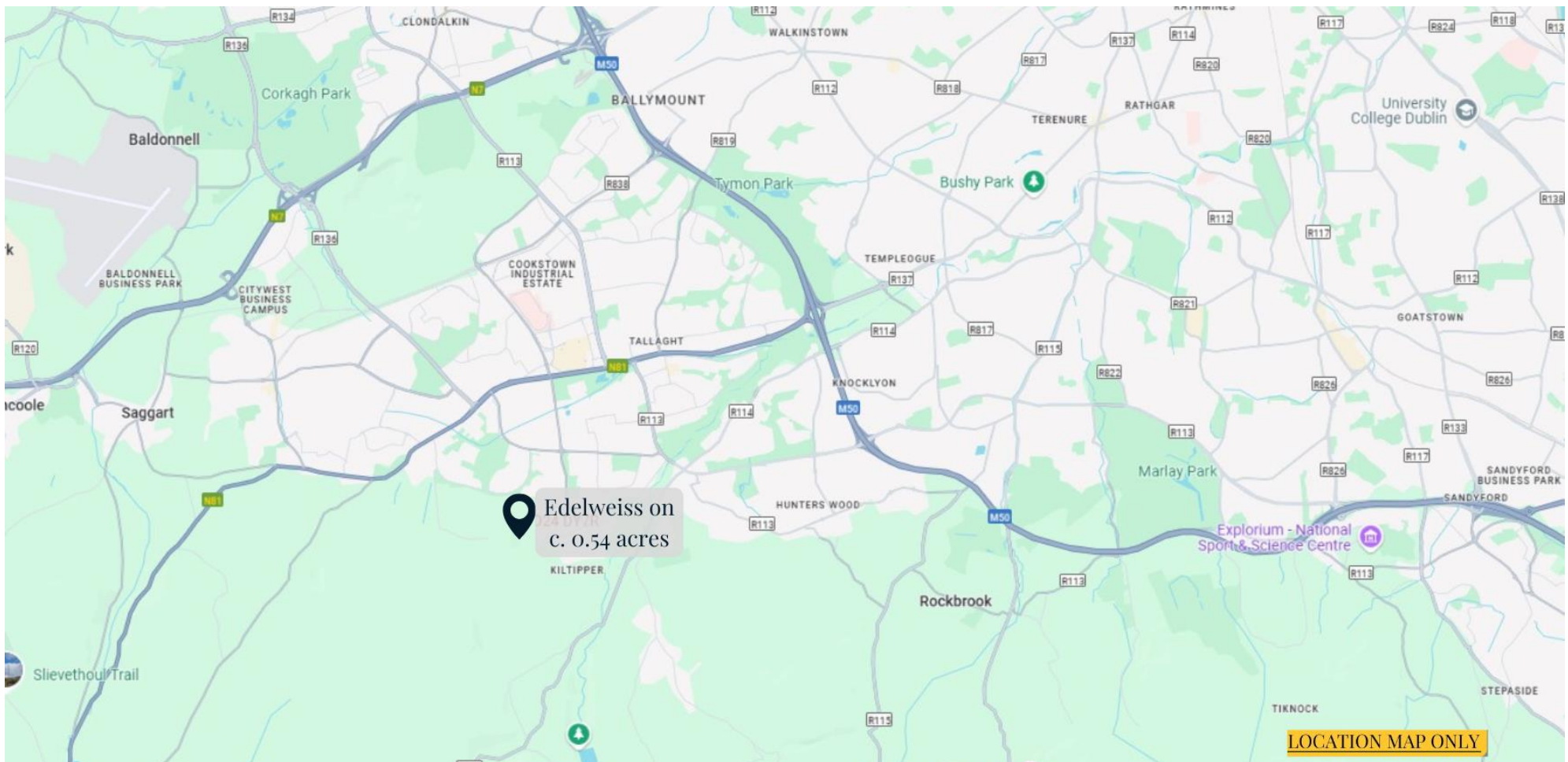
With Large Garage/ Workshop on c.0.54 Acre  
KILTIPPER ROAD | DUBLIN 24 | D24 DY7R



# LOCATION

J P & M Doyle are delighted to present to the market a wonderful property, situated on an elevated site overlooking Dublin city, just off the Kiltipper Road, nestled in the foothills of the Dublin mountains.

The location is ideal, as **Edelweiss** enjoys close proximity to The Square Shopping Centre, Tallaght University Hospital, Technological University Dublin, Red Luas Line, Dublin bus services and a selection of schools, pubs, and restaurants. There is also ease of access to all major roadways to include the N81, M50 & M7 Motorways.









# DESCRIPTION

The property encompasses of a detached four-bedroom Bungalow & Home Office/ Workshop to the rear, on a private secluded site extending to c.0.54 Acres / 0.22 Hectare, with dual access points.

The main residence was built in c.1972 and extends to c. 160.55 Sq. m / 1728 Sq. Ft, the accommodation briefly comprises of an Entrance Porch, Entrance Hallway, Living Room / Dining Room, Kitchen/ Breakfast Room, four spacious Bedrooms, one with Ensuite & Walk-In Wardrobe and a main family Bathroom.

Outside there is a Garage and Boiler House, and to the rear you will find a large block-built Home Office/ Workshop, extending to over two floors c. 1632 Sq. Ft / 151.6 Sq. M with electric roller door which is suitable for a multiple of uses.

It is rare that a property like **Edelweiss** comes to the market, which offers so much potential and will sure stir a lot of interest among potential buyers. The landscaped gardens are well maintained with further privacy being provided with mature trees and shrubbery.









# ACCOMMODATION

**Porch** | 2.m x 2.4m

- Features Tiled Flooring.

**Hallway** | 4.42m x 2.45m

**Closet** | 1.47m x .055m

**Corridor** | 7.9m x 1.21m

**Living Room / Dining Room** | 9.7m x 4.8m

- Features ceiling coving, granite stone fireplace with solid fuel stove.

**Kitchen / Breakfast Room** | 8.3m x 3m

- Features flooring & wall storage units, with breakfast bar, stainless steel sink, tiled floor, oil fired Stanley cooker, electric cooker with gas hob supplied by bottle gas, laundry maid.

**Bedroom 1** | 3.5m x 3.05m

**Bedroom 2** | 3.04m x 3.01m

- Features fitted wardrobes.

**Bathroom** | 3m x 1.8m

- Features W.C, W.H.B, shower, electric heated towel rail, hot-press, tiled flooring & shower.

**Bedroom 3** | 4.62m x 3m

- Features fitted wardrobes & timber flooring.

**Bedroom 4** | 4.42m x 3.7m

- “Master Suite”

**Ensuite** | 1.8m x 1.7m

- Features W.C, W.H.B & shower.

**Walk-in Wardrobe** | 2.97m x 1.85m

- Features laundry chute to garage/ utility area.



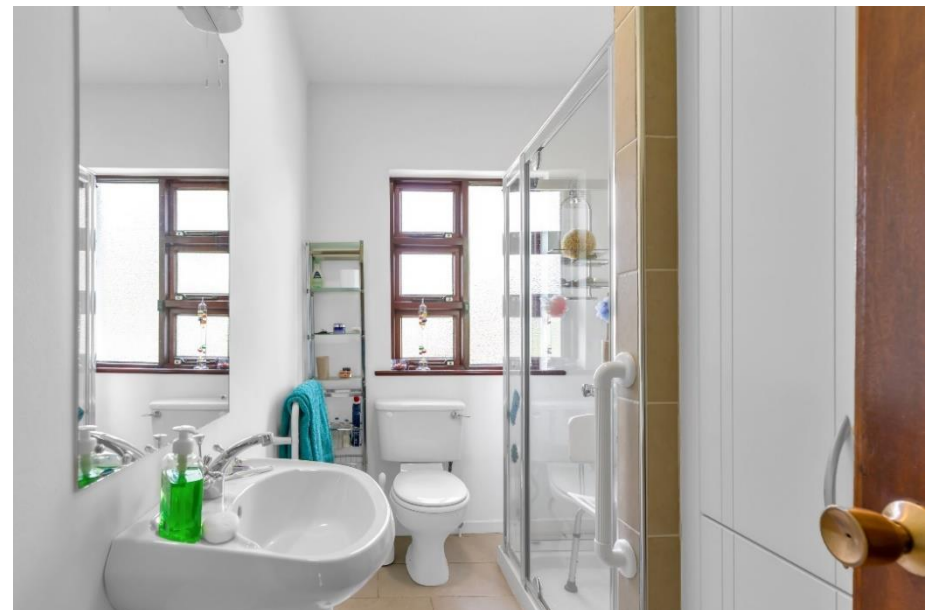














# OUTSIDE

- Garden Patio.
- Bin Storage area.
- Front and rear landscaped gardens, including vegetable garden to the rear.
- Tarmacadam drive with two access point off the Kiltipper Road.
- Garage | 3m x 5.5m                      Features Plumbed for washing machine, electrical fuse box & attic access.
- Boiler Room | 1.81m x 0.95m              Newly fitted oil-fired boiler.









# FEATURES

- Three electric Solar Panels providing power to the hot water system.
- Twelve Solar Panels providing electricity to the property & back to the grid when in use.
- Well Water system.
- Septic tank.
- Electricity Phase 1 & 3 Power.
- Flood lighting with PIR sensors.
- CCTV System.
- Burglar Alarm on the Main Residence & Workshop.
- Cat 5 cable in Workshop.





# HOME OFFICE/ WORKSHOP UNIT

Entrance Hallway & Kitchen Area | 6.22m x 2m

Office 1 | 3.7 x 4m

Filling Area | 2m x 2.18m

Lavatory | 1.66m x 2m

W.C & W.H.B

Warehouse/ Workshop & Store | 8.6m x 6.32m

Features Roller shutter (3.9m x 4m)

Insulated panel roof & vehicle inspection service pit.

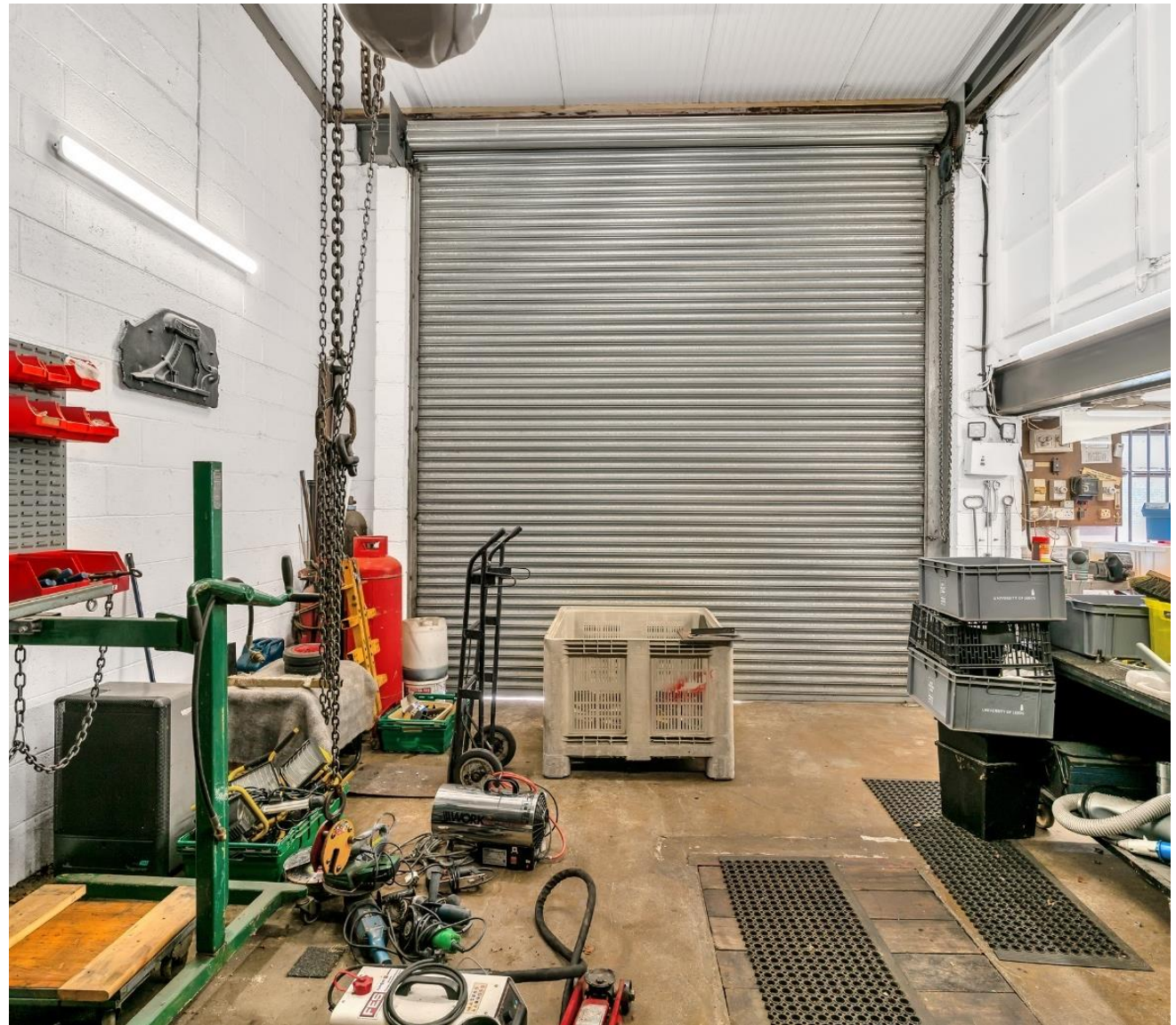
*Upstairs: Accessed by metal staircase*

Office 2 | 3.8m x 6.2m

Filling Room | 4.7m x 1.8m

Office 3 | 6.2m x 4.64m & 1.73m x 1.21m

L-shaped



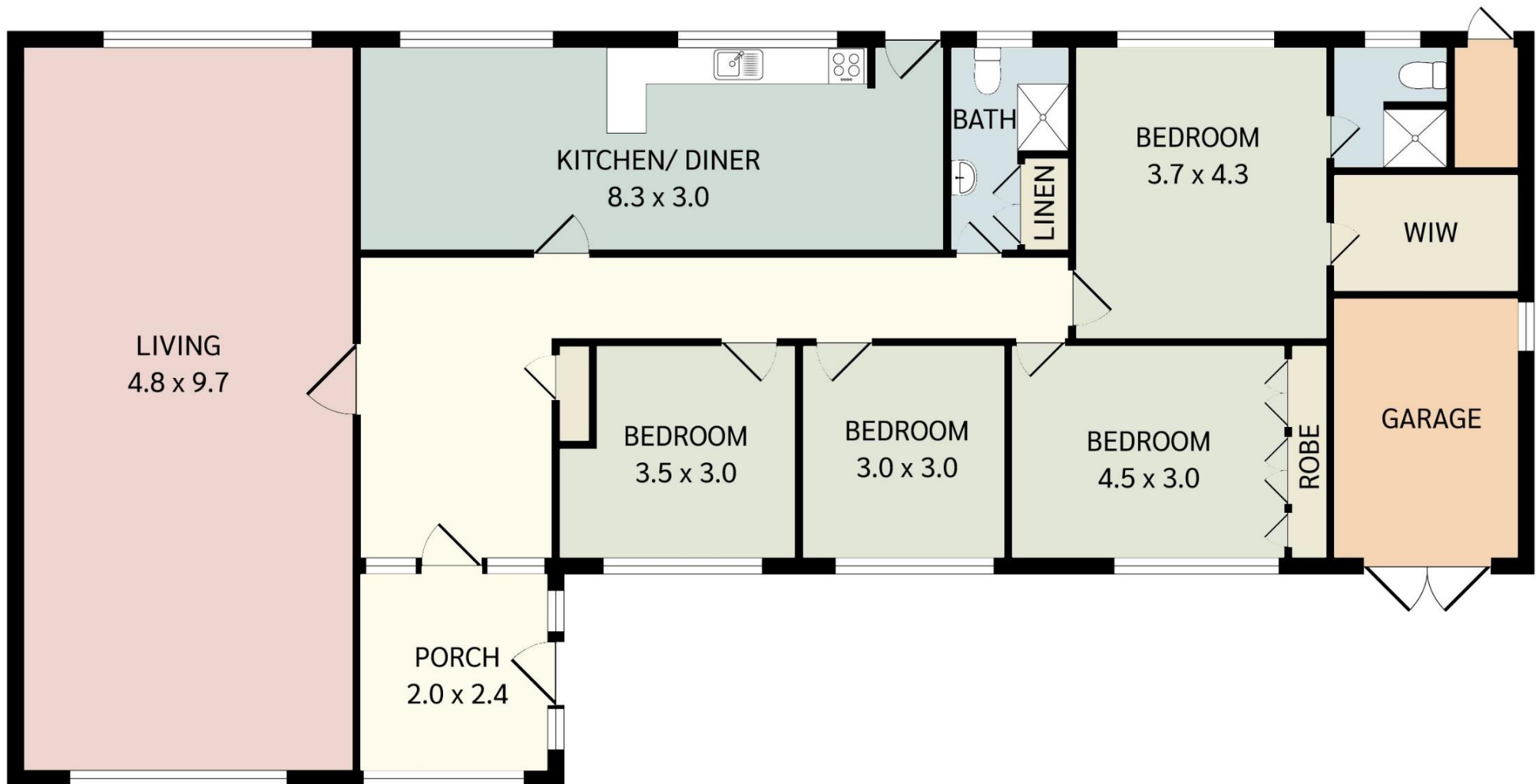












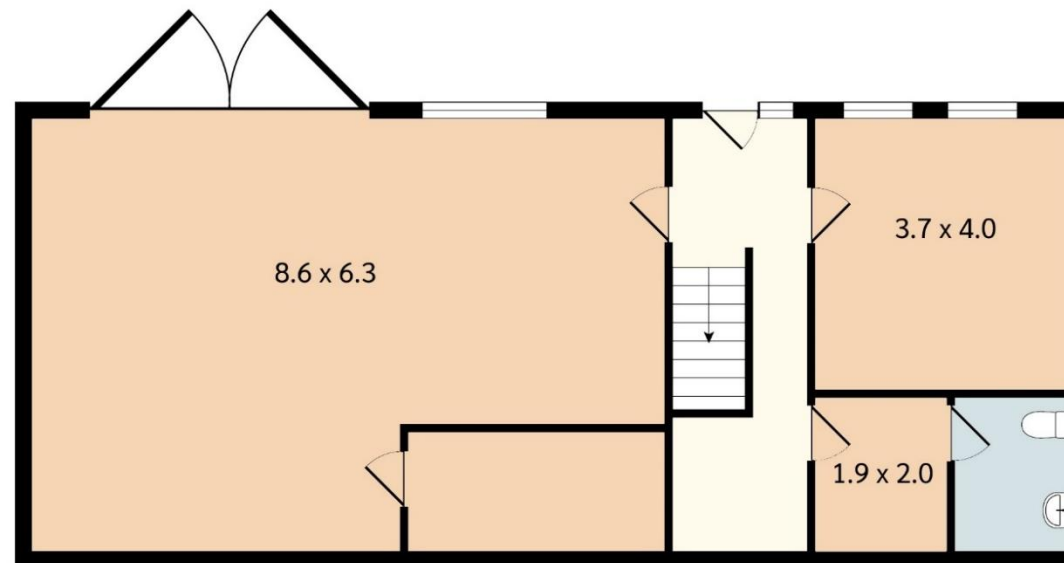
GROUND FLOOR PLAN

\*For Illustration Purposes Only. Not to scale





GARAGE FF PLAN



GARAGE GF PLAN

\*For Illustration Purposes Only. Not to scale



**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**  
**€795,000**

**BER: (116456260)**



**AGENT:**

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