



# 48 COLLEGE DRIVE

Terenure, Dublin 6w, D6W A470.



4



2



132 sq.m



(01) 490 3201



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

## For Sale by Private Treaty

### LOCATION

Situated in this much sought after area of South Dublin, No. 48 College Drive proves to be ideally located for both the working professional and growing family. The property itself is within walking distance of all amenities including top schools (both Primary and Secondary alike), a selection of local and franchised shops and a variety of restaurants that cater to an array of tastes. Sporting facilities are also well catered for with resources such as Bushy Park (which includes tennis courts, football pitches, nature walks and a children's playground amongst others) and both Terenure and Templeogue College provide the area with swimming pools.

The area is furthered in its desirability by its access to good public transport, linking this enticing suburb to the cosmopolitan city centre via the plethora of Dublin Bus Routes that service the surrounding area. Not to mention, the M50 being less than a ten-minutes' drive away, allowing you to easily connect beyond the Dublin border.

### DESCRIPTION:

Number 48 is an attractive two-story, semi-detached residence in a mature residential area of Terenure, South County Dublin. This four bedroom home is benefited by generous gardens to both the front and rear, surrounding the house in luscious green space perfect for relaxing in the summer months. Inside the overall property extends itself to c.132 sq.m and is laid out as a Hall, Living Room, Dining Room, Playroom, Kitchen/Breakfast Room, Two Bathrooms and Four Bedrooms. Each room is nicely proportioned and the connecting living and dining rooms large and spacious.



## ACCOMMODATION:

### Ground Floor

#### Storm Porch

#### Entrance Hall

*Cloakroom and Shower Room off*

#### Living Room

3.62m (11'11") x 3.1m (10'2")

*Fireplace & Double Doors to*

#### Dining Room

3.97m (13'0") x 3.83m (12'7")

*Tiled Fireplace & Patio Doors to  
Gardens*

#### Kitchen/Breakfast Room

5.15m (16'11") x 2.93m (9'7")

*Fully Fitted Modern Units*

#### Playroom

4.42m (14'6") x 2.63m (8'8")

*With Separate Entrance*

### First Floor

#### Bedroom 1

4.13m (13'7") x 3.38m (11'1")

#### Bedroom 2

4.13m (13'7") x 2.85m (9'4")

#### Bedroom 3

3.26m (10'8") x 2.38m (7'10")

#### Bedroom 4

3.67m (12'0") x 3.03m (9'11")

#### Bathroom

2.86m (9'5") x 1.71m (5'7")

*Bath, W.C. & W.H.B.*





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**F (112282884)**

**PRICE REGION:**

**€595,000**



**JP&M**  
**DOYLE**

Established. 1952

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