



12 Elder Park Place

Kiltipper, Tallaght, Dublin 24, D24 AKC4.



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90 Sq. m



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

No. 12 has a large range of local amenities including shopping facilities at Old Bawn, The Square Town Centre and Citywest Shopping Centre. Schools are plentiful with Scoil Carmel, Scoil Treasa, Old Bawn Community School, St. Martin de Porres National School, and Firhouse Community College within striking distance. There are numerous restaurants, bars and cafes to choose from such as The Blazin Grill, Gin Thai, The Speaker, Connolly Gastro Pub, Kiltipper Café, Bar and Bistro or try the superb Cottage Tea Rooms. Thomas Davis GAA Club is close by to play Gaelic Football, Hurling, Ladies Football and Camogie. The Dublin Postal Sports and Social Club invite memberships where you can use their astro-turf pitches and gym. For the adventurous, take a hike along the Dublin Mountain Way (40 kilometers long) taking you via the Hell Fire Club, Cruagh Wood, Three Rock and Glencullen. The location has easy access to numerous road networks including the N81, M50, the outer ring road linking you to the M7 and M4. As well as this it is convenient for excellent public transport networks.



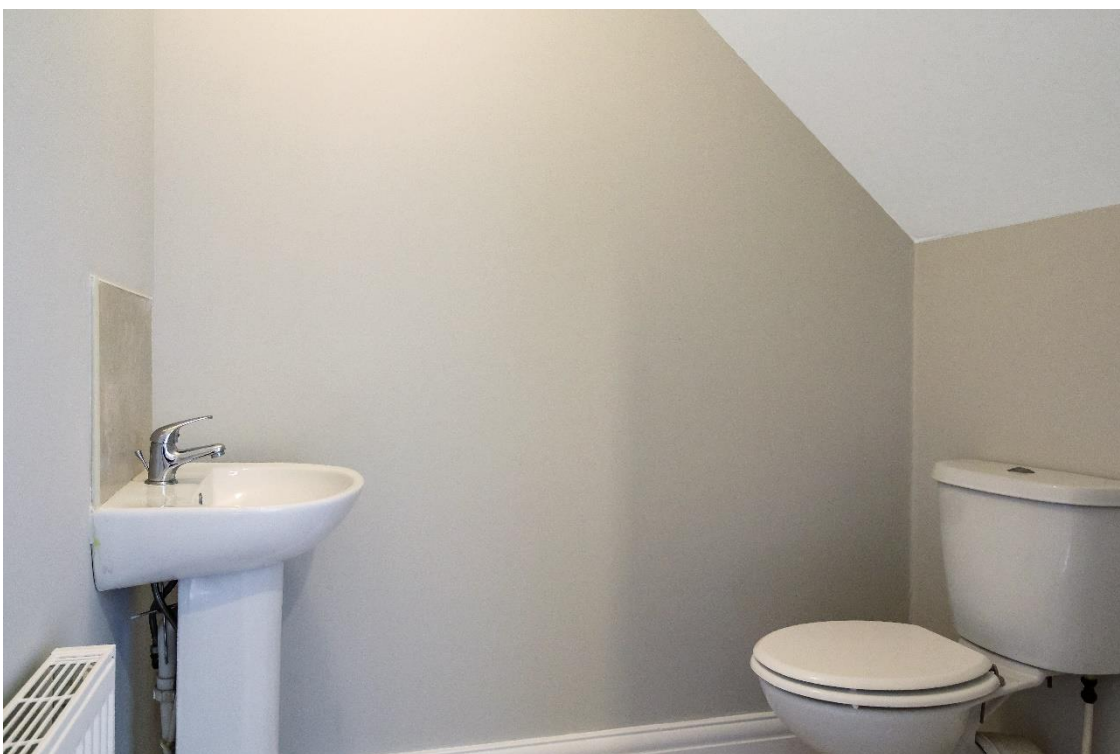
DESCRIPTION:

No. 12 is a smart three-bedroom residence set within the beautiful new development of Elder Heath. The property comprises of an oversized entrance hall with a large guest W.C, a large sitting room with open plan kitchen/dining area with double doors to the rear landscaped garden. Upstairs there are three good sized bedrooms, all with fitted wardrobes. The Master Bedroom has its own en-suite with the secondary bedrooms serviced by a large family bathroom. No. 12 comes to market in excellent condition with a fully fitted kitchen, as well as wooden floor and carpets. Outside there is an excellent south facing rear garden and a front drive. The Elder Heath estate is centred around a stunning green open space of nearly three acres which features a playground making No. 12 an excellent place for families. Early viewing advised!



ACCOMMODATION:

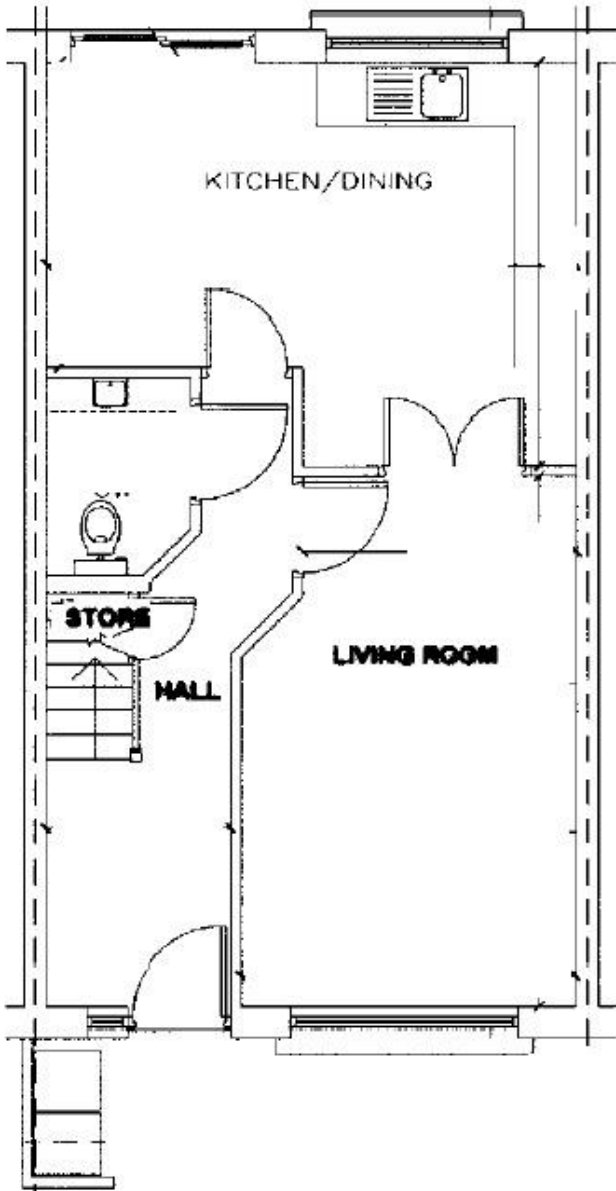
Entrance Hall	1.78m x 4.04m 1.95m x 1.03m	House Alarm, Wooden Floor, Under Stairs W.C.
W.C.	1.35m x 1.88m	W.H.B., W.C., Tiled Floor
Living Room	4.99m x 3.26m	Electric Fire Inset, Double Doors onto Kitchen, Wooden Floor
Kitchen	3.79m x 2.48m 2.64m x 2.87m	Fully Fitted Kitchen, Oven, Washing Machine, Patio Door onto Rear Garden, Tiled Floor



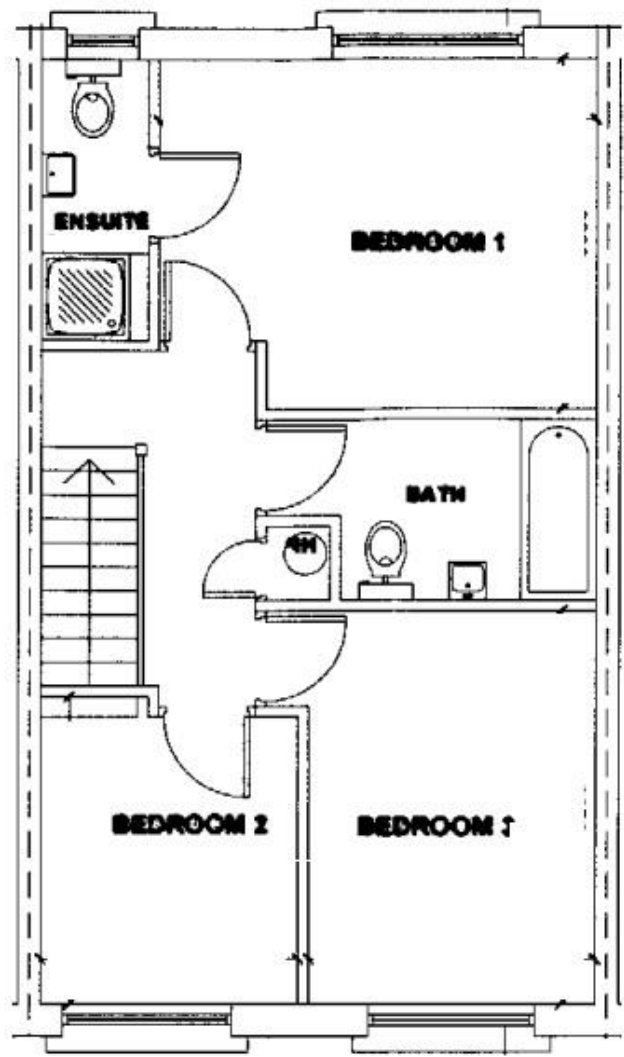


Upstairs

Landing & Hall	2.01m x 3.45m	Carpet
Bedroom 1	4.04m x 2.59m	Fitted Wardrobes, Carpet
Ensuite	1.72m x 0.96m	W.H.B., W.C., Shower, Tiled Floor
Hot Press	1.36m x 0.71m	
Main Bathroom	2.17m x 1.69m	W.H.B., W.C., Bath with Overhead Shower, Tiled Floor
Bedroom 2	2.62m x 3.66m	Fitted Wardrobes, Carpet
Bedroom 3/ Office	2.61m x 2.37m	Fitted Wardrobes, Carpet



GROUND FLOOR



FIRST FLOOR





VIEWING:

BY APPOINTMENT ONLY

BER:

B1

PRICE REGION:

€349,000



JP&M
DOYLE

Established. 1952

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