

**32 ELDER HEATH HILL**

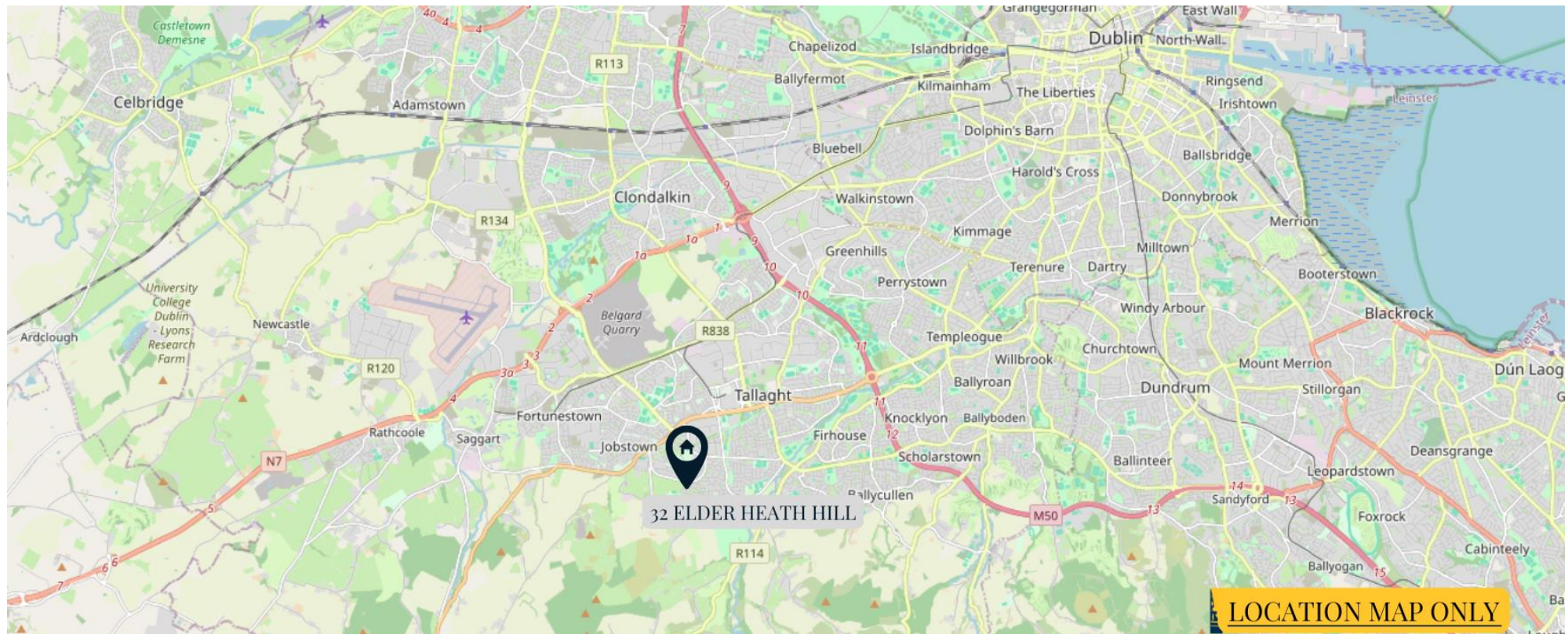
Tallaght | Dublin 24 | D24 YA7X



# LOCATION

J.P. & M. Doyle are delighted to present No. 32 which is ideally situated in a well-established and increasingly popular part of Tallaght, Dublin 24, offering excellent access to a wide range of local amenities and community facilities. The location is particularly well-served for shopping, with Old Bawn Shopping Centre providing convenient everyday essentials, while The Square Town Centre—one of Dublin's largest retail hubs—offers a wide selection of shops, supermarkets, services, cafés, and a cinema. For additional choice, Citywest Shopping Centre is just a short drive away, offering further retail outlets and dining options.

Families are well catered for with an abundance of primary and secondary schools nearby. These include Scoil Carmel, Scoil Treasa, St. Martin de Porres National School, Old Bawn Community School, and Firhouse Community College—all within a short commute. Early years education is also readily available with several crèches and Montessori schools in the surrounding area. This makes the area particularly attractive to young families seeking long-term roots in a well-connected and community-focused environment.





Sports and recreation are a key part of life in the area. The renowned Thomas Davis GAA Club is just a short walk away, offering a full range of GAA codes—Gaelic football, hurling, camogie, and ladies' football—and plays an important role in the local community. Fitness and sports facilities are further enhanced by access to the Dublin Postal Sports and Social Club, which offers members use of astro-turf pitches and a gym. For outdoor enthusiasts and walkers, the Dublin Mountains Way is easily accessible, offering a scenic and challenging route stretching over 40 kilometres through landmarks such as the Hell Fire Club, Cruagh Wood, Three Rock, and Glencullen—ideal for hiking, trail running or simply enjoying panoramic views of Dublin and beyond.

Transport links are another major strength of this location. No. 32 benefits from excellent road access with the N81, M50, and the outer ring road all nearby, providing efficient routes to the M7 and M4 corridors. Public transport is also well covered, with numerous Dublin Bus routes serving the area, ensuring convenient connections to the city centre and surrounding suburbs. The Luas Red Line at Tallaght is just a short drive or bus ride away, making commuting or travel into Dublin City fast and reliable.



No. 32 is a fine three-bedroom residence extending to (c. 115m<sup>2</sup> / 1238 ft<sup>2</sup>), beautifully positioned within the highly sought-after Elder Heath development in Tallaght, Dublin 24. This attractive brick-fronted home offers strong kerb appeal, set back from the road with off-street parking for two cars and framed by elegant birch trees lining the driveway.

On entering the property, you are welcomed into a spacious entrance hall, finished to a high standard, with a smartly designed understairs guest W.C. To the front of the house, the sitting room has been styled as a warm and inviting family space. A large picture window fills the room with natural light, and a custom built-in bookcase adds both charm and functionality. Double doors connect this room to the kitchen and dining area, offering flexibility—either as a cosy retreat or open-plan space perfect for entertaining.

The kitchen truly forms the heart of the home. Cleverly laid out and bursting with vibrant colours and character, it flows effortlessly into the dining area and through to a stunning rear extension. This recent addition has transformed the living space, creating a bright and airy second sitting area, ideal for relaxing or socialising. The extension is enhanced by dual-aspect windows and a large skylight that floods the room with natural light throughout the day, creating an uplifting atmosphere all year round.





Upstairs, the property continues to impress with three generously sized bedrooms, each with fitted wardrobes. The master bedroom benefits from a private en-suite, while a well-appointed family bathroom serves the remaining rooms. All bedrooms enjoy excellent proportions and a calm, neutral décor, making the upstairs both functional and restful.

Outside boasts a beautifully landscaped rear garden designed for low-maintenance enjoyment and year-round use. A smart wooden storage shed provides ample space for tools, bikes, or outdoor equipment, while the astroturf lawn ensures a lush, green look without the upkeep. A well-designed stone chip sitting / bbq area adds a stylish and functional touch—perfect for outdoor dining, entertaining, or relaxing with family and friends in a private, sun-filled setting. This thoughtfully finished outdoor space truly complements the quality and comfort found inside the home.



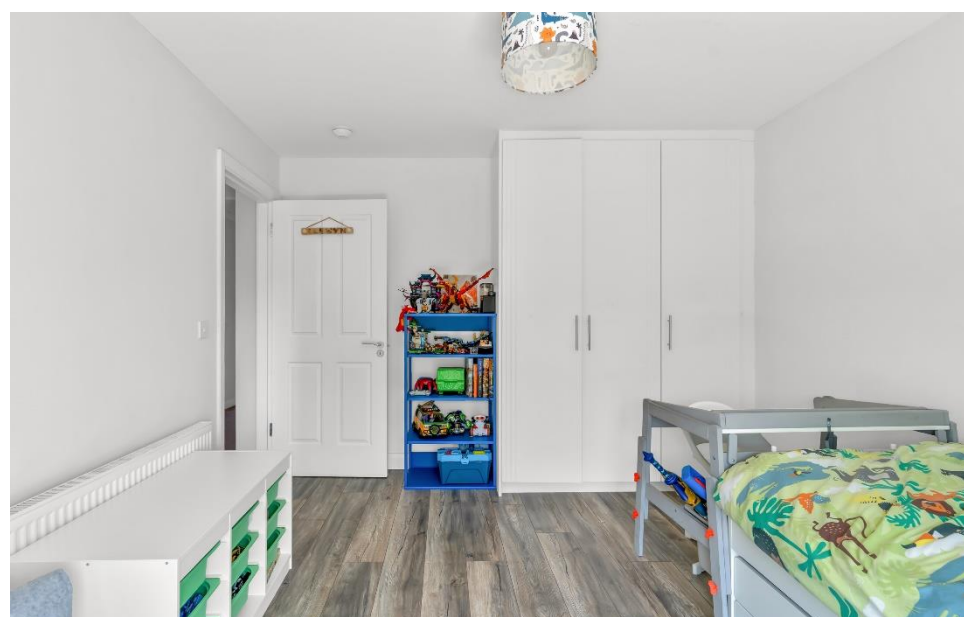




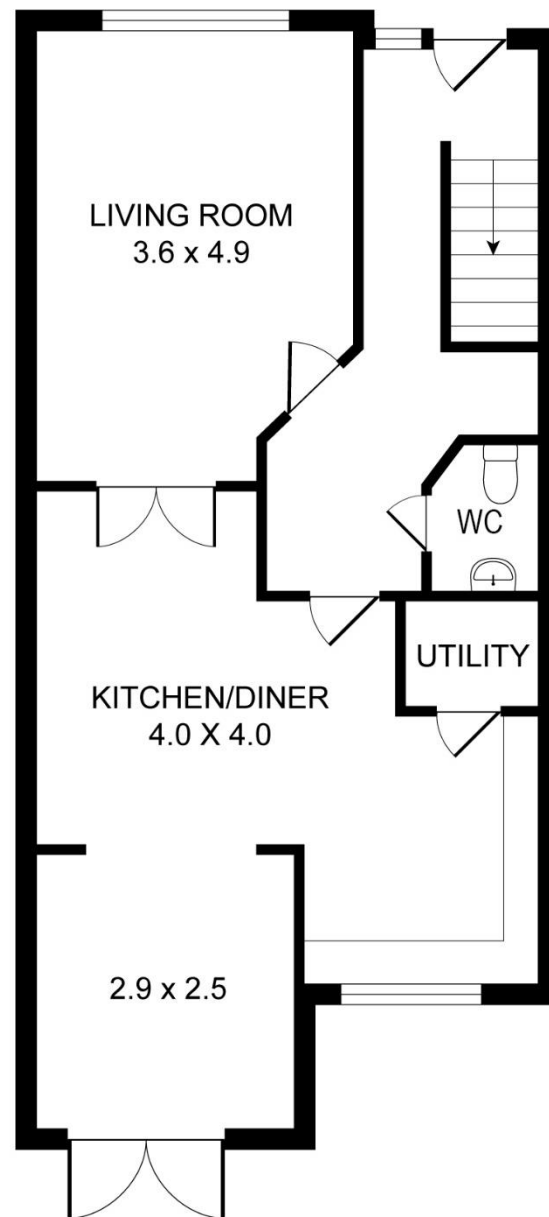
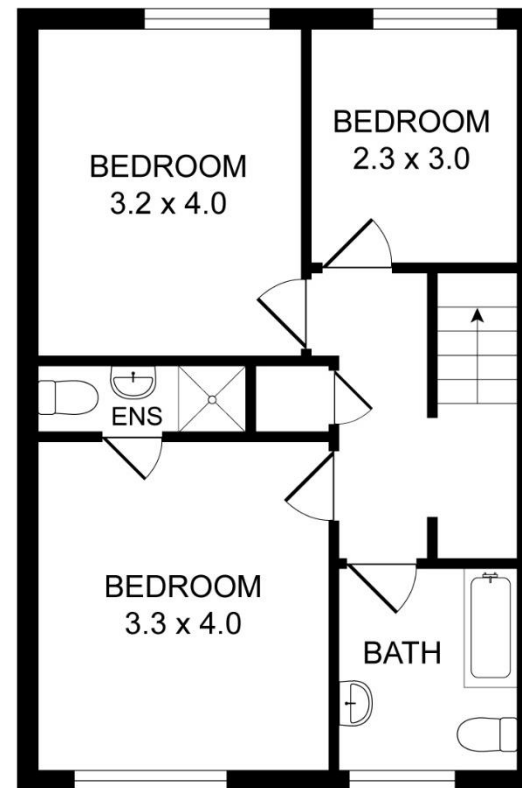










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