



Established. 1952
**JP&M
DOYLE**

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FOR SALE

**FIVE BED SEMI-DETACHED RESIDENCE,
17 ST. ENDA'S ROAD,
TERENURE,**



**DUBLIN 6,
D06 Y732.**

jpmdoyle.ie

(01) 490 3201

LOCATION:

Situated in a quiet cul-de-sac located just off Terenure Road North. The property is situated in a prime location with a stone's throw of Terenure Village, Rathgar and Harold's Cross Village. Terenure has a host of amenities which include numerous restaurants, coffee shop, delicatessens and fine pubs, as well as a selection of well-established primary and secondary schools such as St Joseph's National School, Presentation Primary and Secondary schools, Our Lady's Secondary School, Terenure College and The High School.

Leisure facilities are also well catered for with Terenure Tennis Club and Cricket Club, Terenure Library and Bushy Park, excellent public transport to the City Centre and surrounding areas, and the M50.



DESCRIPTION:

Charming semi-detached five bedroom residence extending to c. 132 sq. m/ 1,421 sq. ft over two floors and comprises of entrance hallway, living room, study, bathroom, kitchen/ breakfast room, bedroom, upstairs landing, four bedrooms and bathroom. Outside front garden and off street parking, rear walled garden with paved patio, lawned area and utility shed.



ACCOMMODATION:

Entrance Hallway: 3.72 m x 2.7 m. Features beechwood flooring and plastered coving.

Corridor: 0.9 m x 3.24 m.

Living Room: 3.55 m x 4.31 m. Features beechwood flooring, wooden surround fireplace with tiled inset and plaster coving.

Study: 4.33 m x 2.84 m. Features beechwood flooring, plastered coving and staircase.

Bathroom: 2.91 m x 1.65 m. Features WC, WHB, shower with a Triton TOXR shower, fully tiled.

Kitchen/ Breakfast Room: 5.16 m x 4.01 m. Features fitted pine units, sink, cooker, plastered coving and tiled flooring.

Bedroom 1: 4.14 m x 2.69 m. Features Maplewood flooring, plastered coving and access to patio.

UPSTAIRS:

Bedroom 2: 4.1 m x 2.4 m. Features carpet flooring and hot press.

Bathroom: 2.92 m x 1.56 m. Features WC, WHB, bath, fully tiled flooring and walls.

Bedroom 3: 2.94 m x 2.7 m. Features carpet flooring.

Bedroom 4: 4.33 m x 3.3 m. Features carpet flooring.

Bedroom 5: 3.41 m x 3.16 m. Features fitted wardrobes and carpet flooring.



OUTSIDE:

- Front garden with off street parking
- Rear garden walled 10.8 m x 7.4 m with patio and shed plumbed for utility

SERVICES:

- Monitored alarm
- Gas fired central heating
- Telephone and internet connection



VIEWING: By Appointment Only

PRICE REGION: €555,000

BER: D2 (110759297)



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PSRA Licence: 002264

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