



NO. 170 WHITEHALL ROAD

TERENURE | DUBLIN 12 | D12 R2A3



FOR SALE BY PRIVATE TREATY

# LOCATION

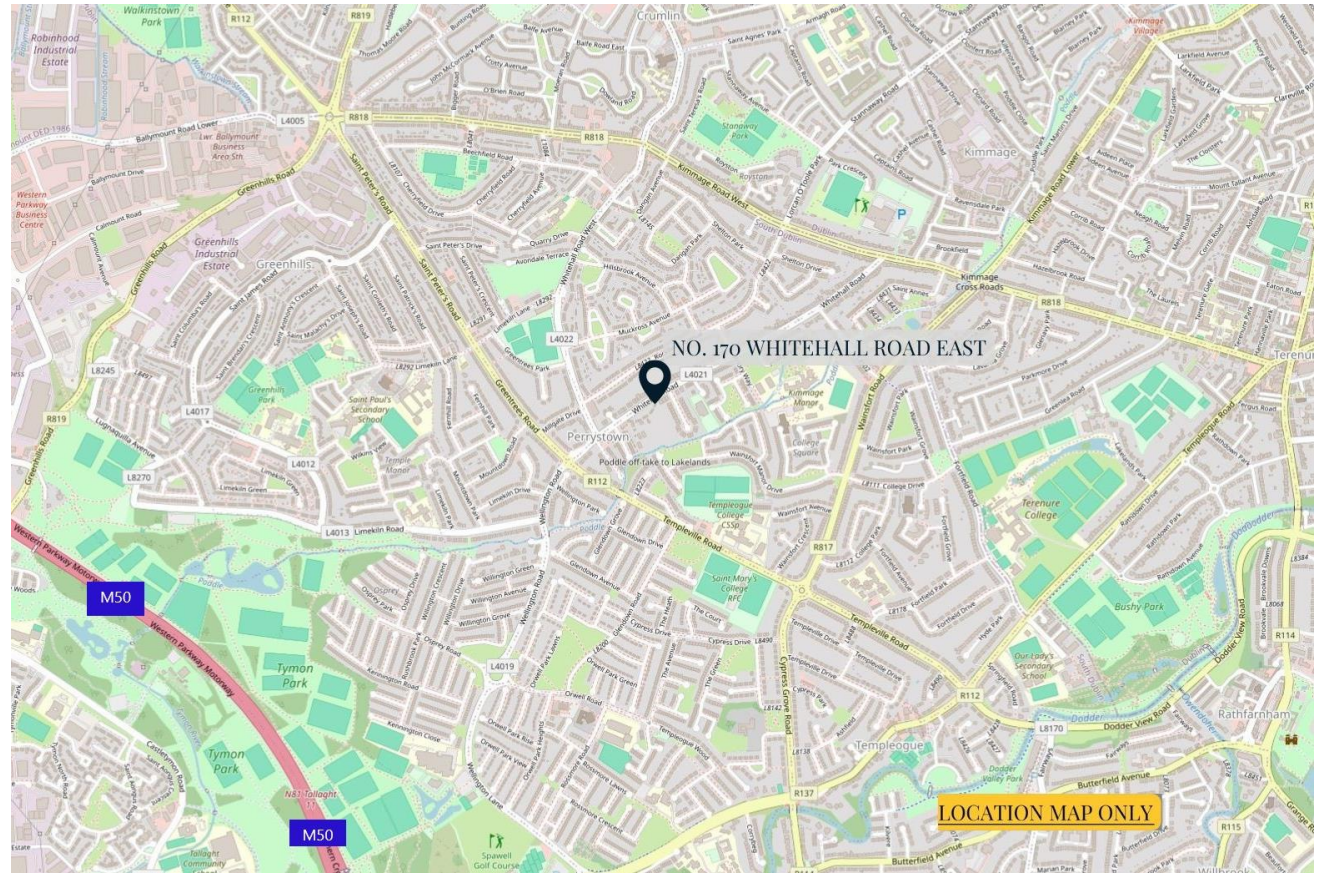
The property is situated on Whitehall Road, in a mature and ever-popular residential address. In addition to local shopping, excellent facilities are easily accessible at Terenure, Templeogue, Rathfarnham, Nutgrove and Dundrum Town Centre.

There is a range of excellent junior and senior schools nearby to include St Pius X National School, St Joseph Boys National School, Presentation College, Terenure College, Templeogue College, Saint Mac Dara's Secondary School, The High School, and Our Ladies Secondary School.

Recreational and sporting amenities are of the highest standards and include numerous golf clubs, leisure centres, GAA, Rugby and Soccer clubs.

Those who enjoy the great outdoors have both Marlay Park and Bushy Park close by and within a short drive are the various walking trails of the Dublin Mountains.

The area is very well served by public transport with numerous bus routes running to and from the city centre. The M50 is also easily accessible providing immediate access to the airport and all national routes.



4 mins

5 mins

16 mins

19 mins

27 mins

Terenure

M50

Dundrum Town Centre

St. Stephen's Green

Dublin





Location Map Only



# DESCRIPTION

An exceptionally charming semi-detached bungalow on c. 0.494 Acres / 0.20 Hectares, with a c. 100ft front garden and driveway and boasts an addition c. 370ft long Southwest rear facing garden well set back from the road in this highly regarded, popular location within easy reach of Terenure village. There is obvious site potential as seen in neighbouring properties to add a second detached dwelling, subject to receiving the necessary planning permission.

The residence extends to c.70.06 sq. m. / 754.14 sq. ft. and comprises of a Porch, Entrance Hall, Livingroom, Kitchen, Bathroom, three bedrooms rear porch and conservatory.





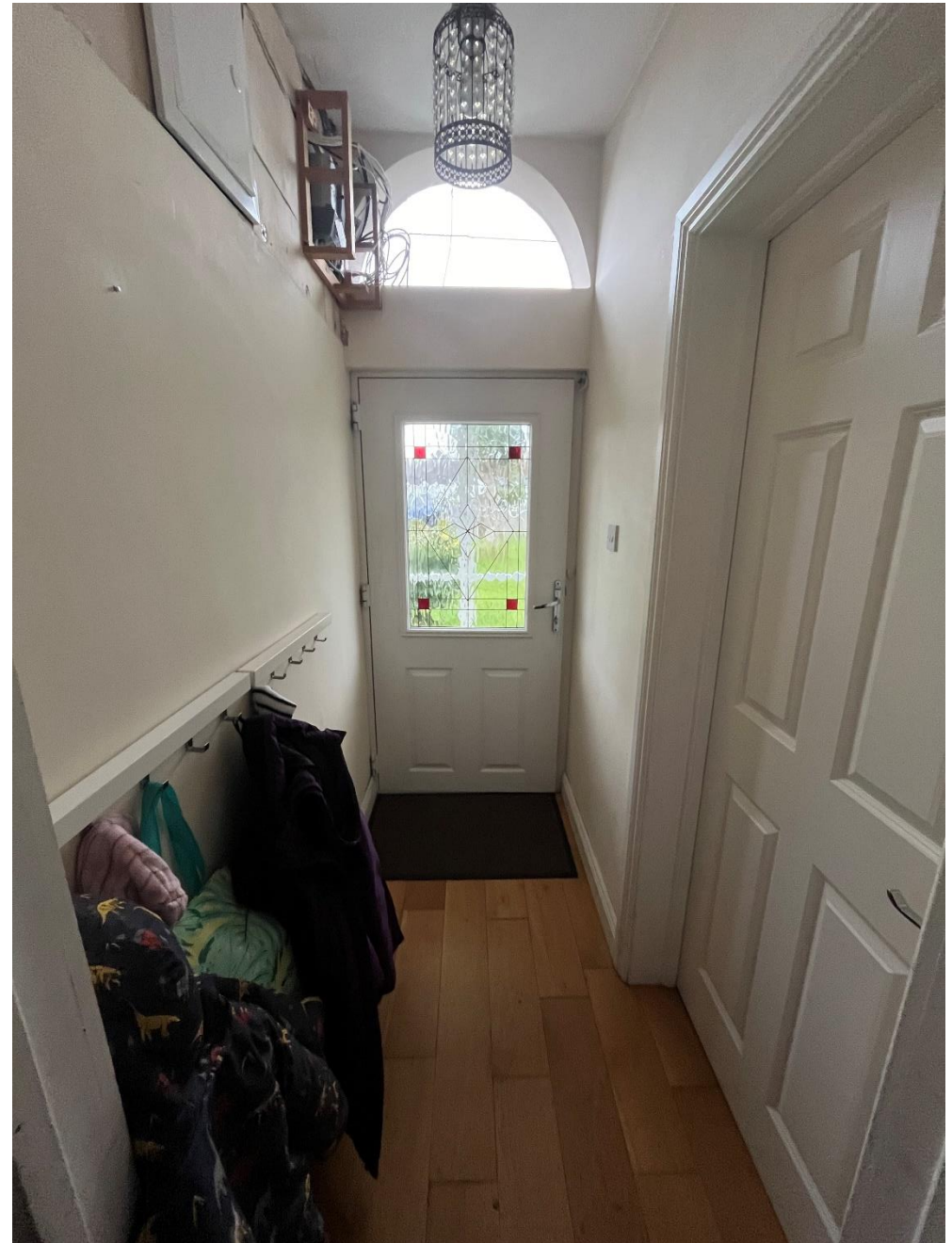


Location Map Only



# ACCOMMODATION

Front Porch:	1.25m x 1.7m
Hallway:	1.74m x 0.86m
Bedroom 1:	2.79m x 3.01m
Sitting Room:	3.21m x 3.92m & 0.91m x 3.19m
Bathroom:	1.5m x 2.96m
Bedroom 2:	4.16m x 2.23m
Bedroom 3:	2.87m x 3.57m
Kitchen:	3.07m x 4.84m
Back Hall:	1.23m x 1.29m
Conservatory:	2.12m x 3.41m



















## OUTSIDE

- Front Garden with car parking for two cars.
- Back Garden

## SERVICES:

- Mains water and sewage
- ESB
- Gas fire central heating





**VIEWING:**

**By Appointment Only**

**PRICE REGION:**

**€725,000**

**BER:**

**D2 (117841957)**

**SELLING AGENT:**

**J.P. & M. Doyle**

105 Terenure Road East,  
Dublin 6,  
D06 X029.

**CONTACT US**

Telephone: 01 4903201

Email: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)



**Location Map Only**



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

(1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.

(2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants

should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.

**PSRA Licence Number 002264**