



122 Templeville Road, Templeogue, Dublin 6W, D6W AY70

Beirne  
& Wise



## 122 Templeville Road, Templeogue, Dublin 6W, D6W AY70

For Sale By Private Treaty

Nicely situated on the sunny side of this tree lined road, lies this smart, well extended, four-bedroom semi-detached home of 167 sq. m. (1,800 sq.) approx. with an enviable southerly aspect.

Built in the early 1960's there is a solidness to these homes that is difficult to replicate in modern homes of today with rooms of generous proportions coupled with spacious hall and landing areas. Tastefully extended and modernised over the years, No 122 offers tremendous flexibility with a terrific balance of living and bedroom accommodation. It is clearly evident that this has been a much loved and exceptionally well maintained home by its current owners of 50 years, presented in excellent condition ready and waiting for its new owners.

The location needs little introduction, within minutes of all the amenities that the villages of Templeogue and Terenure have to offer with adjacent leisure facilities nearby; including St. Mary's RC, Templeogue Tennis Club, Terenure Badminton Centre and the lovely parklands at Bushy and Tymon. There is excellent local shopping with both the Ashleaf and Rathfarnham Shopping Centre just minutes away. A selection of well-established primary and secondary schools are within walking distance not forgetting frequent bus routes to take you further afield and the M50 is easily accessed.



### Special Features

- Four reception rooms
- South facing secluded rear garden
- GFCH and Phonewatch Alarm
- Contemporary Kitchen and Shower rooms
- Double glazed windows and doors
- Floor area 167 sq. m (1,800sq. ft.) approx.

### View

Strictly by appointment with the selling agents Beirne & Wise,  
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





## Accommodation

### ENTRANCE HALL

Inviting Hall with coved ceiling, contemporary floor tiles, with access to under stairs storage.

### LIVING ROOM

6.15m x 3.64m

Extending the full width of house, this is a bright and airy, dual aspect room with coved ceiling, hardwood timber flooring and wood burning stove, fitted into an attractive fireplace with polished granite surround.

### DINING ROOM

3.13m x 5.65m

An extended room – perfect for entertaining, with coved ceiling, contemporary tiled flooring, with sliding patio doors to;

### FAMILY ROOM

6.07m x 3.22m

This large multi -purpose room is just perfect for modern day family living with floor to ceiling glazing and sliding door opening onto the southerly rear garden. It has a tiled floor.

### KITCHEN

2.93m x 5.65m

Super contemporary kitchen with an array of floor and wall mounted high gloss units with tiled splash back and counter top lighting complemented by limed oak timber style flooring. There is an integrated dishwasher, built-in double oven, 5-ring gas hob and a microwave as well as a Belfast sink with sleek swan neck tap. This is a very sociable kitchen with window sized opening with counter top connecting kitchen to family room. A feature arch opens to;

### BREAKFAST ROOM

2.4m x 4.8m

Originally the garage, nicely converted with large picture window to the front, coved ceiling, tiled flooring and provides ample room to dine combined with use as playroom or home office. Leads to; lobby proving access to side passage and;

### SHOWER RM / LAUNDRY

Contemporary, fully tiled shower room with suite comprising wc, vanity whb and walk in shower with glass screen and Triton Electric shower unit and is plumbed for a washing machine and dryer. There is access to a store which houses the boiler with fitted wall presses.



## FIRST FLOOR

### LANDING

With access to all rooms and Hot Press.

### BEDROOM ONE

3.65m x 3.67m

This is the principal room to the front with laminate timber flooring and built in wardrobes.

### BEDROOM TWO

2.42m x 3.67m

Also to the front a good single room with laminate flooring and built in wardrobes.

### BEDROOM THREE

3.41m x 2.49m

A double room to the rear with laminate flooring.

### BEDROOM FOUR

2.66m x 3.49m

A double room to the rear with laminate flooring with built- in wardrobe.

### SHOWER ROOM

Fully modernised and tiled with recessed down lighters, a contemporary suite comprising; vanity style whb and step in shower with Aqualisa power shower and wc. Access to the floored attic with a Stira pull down ladder from here.

### GARDEN

The walled front garden is designed with ease of maintenance in mind with generous off street parking for several cars and lovely perimeter beds filled with a variety of shrubs and trees offering all year interest. A gated side entrance leads to delightfully secluded rear garden (11m x 12 m approx.) which is an absolute sun trap with its southerly aspect. Again easily maintained with curved perimeter beds with a profusion of plants and extensive patio area perfect for Al Fresco dining.

### BER

BER D2

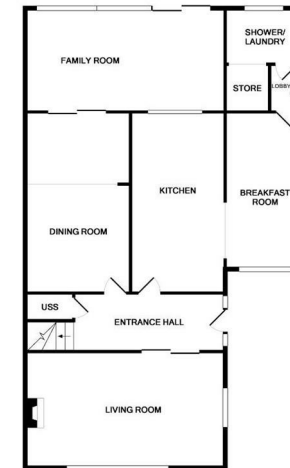
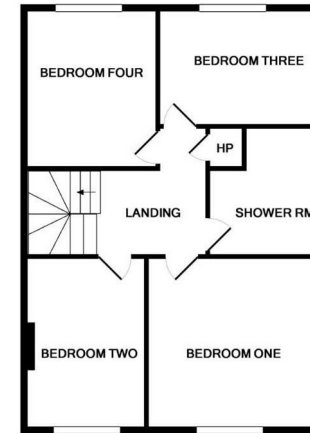
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Output : 278.83 kWh/m2/yr









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