



For Sale By Private Treaty

53 Cypress Grove Road
Templeogue
Dublin 6W
D6W PK24

4 Bedroom | 1 Bathroom | Semi Detached | 120sq.m

Guide Price: €625,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS are delighted to present this substantial four bedroom semi detached family home to the market with an enviable position on the esteemed Cypress Grove Road, Dublin 6W. The location speaks volumes about the property with an array of essential amenities all found within a brisk walk including Rathfarnham Shopping Centre, Terenure & Templeogue Villages, Terenure & Templeogue Colleges, Our Lady's Secondary School, St Pius X and Bushy Park to name but a few. You are spoiled for choice with leisure and recreation in mind as Templeogue Tennis Club, Templeogue United FC, Spawell Golf Centre and St. Jude's GAA are all within arm's reach. On a transport note the M50 motorway is found less than five minutes by car and a host of bus routes are on your doorstep bringing you to and from Dublin's City Centre.

Internal living accommodation of c. 120 sq.m comprises of entrance hallway, lounge, dining room, kitchen/breakfast room, four bedrooms and separate wc/shower room. No. 53 is a most spacious blank canvas, such generous room proportions throughout, and oozing potential. The gated front drive offers off street parking for a number of cars. The breath-taking rear garden is further enhanced by a sunny westerly aspect that will attract the sunshine well into the summer evenings.

Viewing highly advised, register your interest with Ray Cooke Auctioneers today.

Features

- c. 120 sq.m
- BER G
- Sizeable family home
- Blank canvas oozing potential
- Electric heating
- Garage to side
- Gated driveway with off street parking
- Generous westerly rear garden
- M50 motorway easily accessible
- A host of bus routes on your doorstep
- Walk to Terenure & Templeogue Villages
- Viewing highly advised



Accommodation

HALLWAY

Carpet to floor, stairs and landing, access to lounge, kitchen.

FRONT LOUNGE

Bright large lounge with carpet floors and fireplace.

KITCHEN

Fitted kitchen with high and low level units, tiled splashback and access to rear garden.

REAR LOUNGE

Second lounge located to the rear of the property with carpet floors and fireplace.

BEDROOM 1

2.7m x 3.3m

Double room to rear, carpet to floor.

WC

2.1m x 0.8m

WC with tiled floors.

Shower room

2m x 1.5m

Separate shower room, fully tiled fitted with whb and shower cubicle.

BEDROOM 2

3.7m x 4.3m

Double bedroom to the rear of the property, carpet to floors and inclosed fireplace.

BEDROOM 3

3.7m x 3.9m

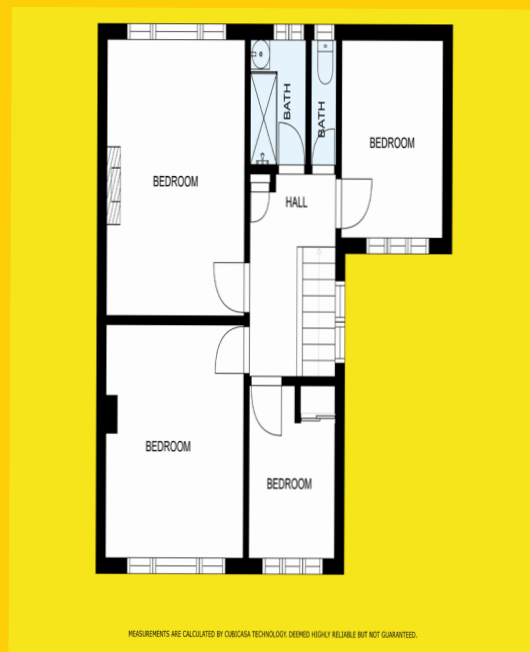
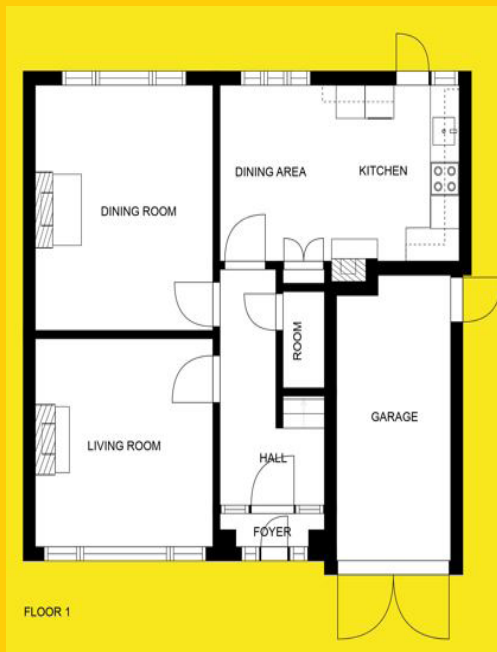
Double bedroom to the front of the property, timber floors.

BEDROOM 4

2.8m x 2.4m

Single bedroom to the front of the property with timber floors.





Negotiator

Ross McHugh
01 68 75 800
or 087 1368084
Ross@raycooke.ie



Viewing

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

Ray Cooke.

Financial Services

For further information or advice,
Please call: 01 687 5800 or 086 7788498

Mortgages

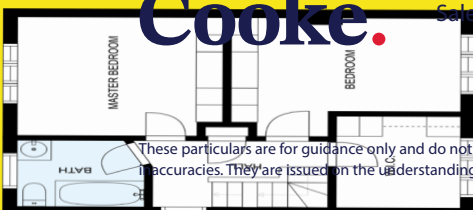
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