



118 Templeville Drive, Templeogue, Dublin 6W. D6W TR82

Beirne
& Wise



Situated in the tranquil surroundings of Templeville Drive, this attractive semi-detached house offers a wonderful opportunity for those seeking a family home with immense potential. Built in the 1950's, the property extends to a comfortable 98sq.m (excluding garage) and comprises; Porch, entrance hall, living room, dining room, kitchen and utility. Upstairs there are three bedrooms and a family bathroom. The property does require upgrading, but offers a perfect opportunity to create a forever home in a most desirable location.

Templeville Drive is a highly desirable location within easy reach of the city centre and immediately adjacent to Templeogue and Terenure with a wealth of amenities to include well established local junior and senior schools such as Terenure and Templeogue Colleges, Presentation Convent, Our Lady's and St Pius X Junior School, Terenure and St Mary's rugby clubs are close by as is Templeogue Tennis Club. The extensive recreational amenities and sporting facilities of Bushy Park are close by. Shopping is well catered for with excellent local facilities at Templeogue, Rathfarnham and Terenure.

Features

- Potential to extend the accommodation (Subject to P.P.)
- Large rear garden
- Garage
- Double glazed windows
- 3 Bedrooms
- Oil heating system
- Off street car parking
- Established Residential Area Close to Shops and Schools

Accommodation

PORCH

Sliding door to front.

HALL

Stairs to first floor with storage press under.

LIVING ROOM

3.78m x 3.60m

Window to the front aspect. Feature open fireplace.

DINING ROOM

3.36m x 4.48m

Window to the rear aspect. Feature open fireplace.

KITCHEN

2.42m x 3.35m

Window to the rear aspect. Stainless steel sink, presses with work top over. Door to:





UTILITY
2.60m x 2.10m
Door to rear garden, access to garage.

FIRST FLOOR LANDING
Window to the side aspect. Hot press. Access to the attic.

BEDROOM 1
3.34m x 4.46m
Window to the rear aspect.

BEDROOM 2
3.40m x 3.65m
Window to the front aspect.

BEDROOM 3
2.44m x 2.70m
Window to the front aspect.

BATHROOM
Bath and wash hand basin. Window to the rear aspect.

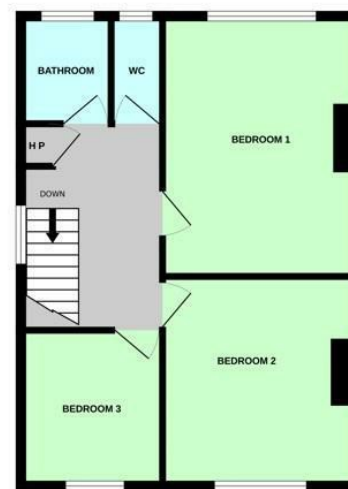
SEPARATE W.C.
Window to rear aspect. W.C.

OUTSIDE
The front garden is mainly laid in lawn with perimeter hedging. Driveway leading to the garage. Large rear garden approximately 27m in length, mainly laid in lawn with perimeter hedging.

GARAGE
2.56m x 6.10m
Large garage offering potential to convert. Oil boiler for the heating system.

B E R
Ber No. 118441203
Output. 296.38 kWh/m²/yr





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