

BER B1



5 The Park

Cypress Downs, Templeogue, Dublin 6W

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Features

- Five-bedroom detached, double fronted family home.
- Completely refurbished, remodelled and extended in 2021
- Ideally positioned in a quiet cul-de-sac opposite an open green.
- Beautifully landscaped South-West facing landscaped rear garden (approx. 10m. / 32ft.) with feature Pergola
- Converted attic with two excellent attic bedrooms (one en-suite) and dressing room
- Magnificent open plan kitchen/living/dining room.
- Feature In-Frame kitchen
- Outside storeroom.
- Climote controlled 3 Zone Gas-fired central heating system with combi boiler
- Highly sought-after and convenient location.
- Floor Area approx. 218sqm. / 2,346sq.ft. (including converted attic)

A unique opportunity to acquire an outstanding detached five-bedroom home which has been completely refurbished, remodelled and extended to exacting standards, benefiting from a delightfully landscaped south-west facing rear garden and further enhanced by an ideal position in a quiet cul-de-sac overlooking a landscaped open green.

One of only six detached five-bedroom homes with south-facing rear gardens in this ever-popular modern development, Number 5 is one of the finest homes to come on the market in Cypress Downs in recent years.

Completely renovated in 2021, no stone has been left unturned by the present owners, in creating this exceptional home. The quality and flair can be seen throughout from the In-Frame kitchen, wood-panelled walls, herringbone floor, superbly appointed kitchens and bathrooms. The magnificent open plan kitchen/living/dining room which opens to the south-west rear facing garden is a particular feature.

The particularly generous accommodation briefly comprises: living room, study, Guest WC, magnificent open plan kitchen/living/dining room, utility room. On the first floor there are five double bedrooms and bathroom. The roof was raised to create two excellent attic bedrooms (one en-suite) and a dressing room.

Cypress Downs is a highly sought after residential area, approximately 3 kilometres to the south west of Terenure village and approximately 7 kilometers to the south west of St. Stephen's Green. The area is spoilt for choice with sporting and recreational amenities, hosting Terenure and St. Mary's rugby clubs, the tennis clubs at Rathgar and Templeogue along with a range of Golf clubs including the Grange and The Castle. Moreover, there is a wide selection of prime schools close by such as Templeogue College, Terenure College, Our Ladies Secondary School Presentation Convent and The High School in Rathgar. The area is superbly equipped by regular bus routes to and from the city centre, with the M50 within close proximity, offering access to the arterial road network and Dublin Airport.







Accommodation

Reception Hall: 1.9m x 5.45m (6'3" x 17'11") with a herringbone floor with panelling on the walls.

Guest WC: Comprising W.C., pedestal WHB, cast iron radiator & herringbone floor.

Study: 3.1m x 4.85m (10'2" x 15'11") wall panelling and herringbone floor.

Living Room: 3.8m x 6.1m (12'6" x 20') with marble fireplace with wood burning stove, marble hearth & herringbone floor.

Kitchen/Living/Dining: 9.1m x 6.65m (29'10" x 21'10") Magnificent open plan room, comprising wood burning stove with timber plinth over it, floor to ceiling glass sliding doors leading to patio and Pergola. The In Frame kitchen is magnificent, extensive range of painted presses, cupboards, drawers, five ring induction electric hob, Pot filler, 3 ovens and a warming plate below, extractor hood over, quartz worktop, quartz splashback, walk-in larder, space for American style free-standing fridge, centre-island with storage presses, breakfast bar with a quartz worktop, Velux roof lights, another unit with a 2 bowl under counter sink unit and presses, integrated dishwasher and door to

Utility Room: 2.8m x 2.2m (9'2" x 7'3") Extensive range of cupboards and presses, worktop, one bowl stainless steel sink drainer unit, plumbing for washing machine and dryer, door out to the rear garden.

Fisrt Floor

Staircase: Wood panelling on staircase and landing

Bedroom 1: 3.15m x 3.45m (10'4" x 11'4") wood panelling behind the bed, door to

Walk-In Wardrobe: Shelved

Bedroom 2: 3.75m x 3.15m (12'4" x 10'4") with good range of built in wardrobes.

Bedroom 3: 3.8m x 2.55m (12'6" x 8'4") including built in wardrobes.

Bedroom 4: 3.1m x 3.3m (10'2" x 10'10") with built-in wardrobes and wood panelling.

Bedroom 5: 3.15m x 3.6m (10'4" x 11'10") door to

Walk-in Wardrobe: Shelved

Bathroom: Well-appointed bathroom, comprising bath, telephone shower attachment, separate shower, Neptune vanity basin with shelving underneath, WC, wood panelling on the walls and tiled floor.

Top Floor

Attic Bedroom 1: 4.5m x 5.1m (14'9" x 16'9") (includes an Ensuite), door to

En-suite: Comprises a walk-in shower, WC, Vanity wash hand basin, drawers underneath, tiled floor

Attic Bedroom 2: 0.85m x 3.3m (2'9" x 10'10") Built-in wardrobes, could be used as dressing room or single bedroom.

Dressing Room: 3.15m x 2.1m (10'4" x 6'11") Extensive range of built-in presses and cupboards

Outside

Garden: 9.7m (31'10") South-West facing garden, very-well landscaped, granite patio directly outside with a covered barbecue area, wood-panelled timber walls around the garden, mature shrubs planted bordered by flowerbeds, lawn area in the middle, outside tap, outside lock-built storage shed, gated side access, outside lighting

The front garden is walled bordered by flowerbeds with shrubs, bushes, resin driveway, uplighters, gated side access.

The beautifully landscaped south-west facing rear garden (approx. 10m. / 32ft.) is a particular feature. It is very attractively landscaped with granite patio and Pergola over the barbecue area. Wood-panel timber walls boarder the garden, mature shrubs and bushes in flowerbeds. Lawn area, outside top, block-built storage shed.

Storage Shed: 2.9m x 5.5m (9'6" x 18'1")

Barbecue Area: 4.3m x 2.8m (14'1" x 9'2")

BER Information

BER: B1. BER No: 108077561.

EPI: 97.69 kWh/m²/yr.

Eircode

D6W Y156



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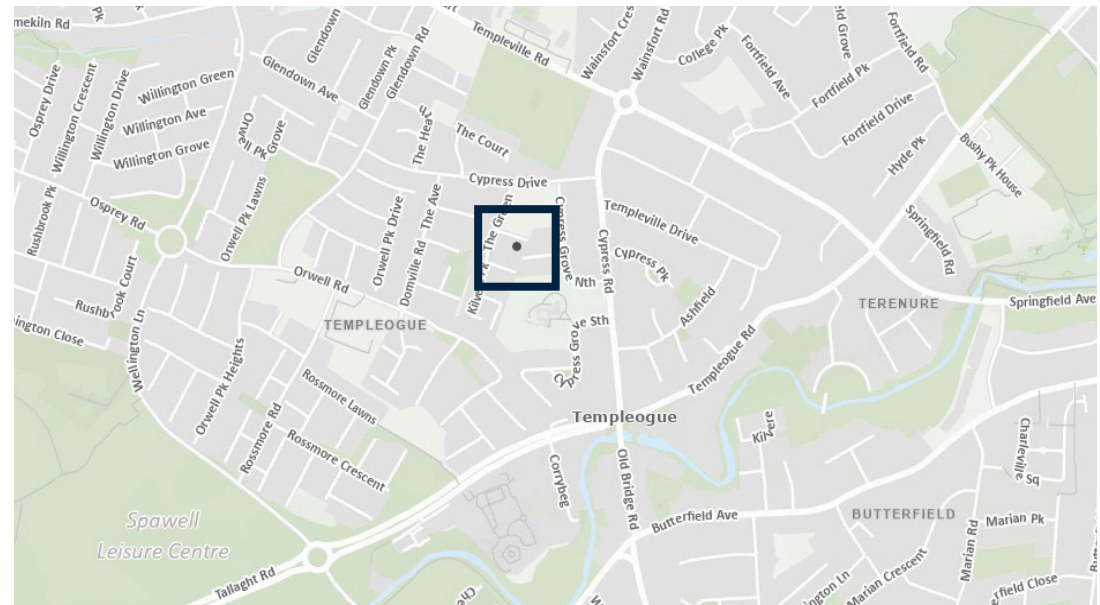
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FLOOR PLANS Not to scale - for identification purpose only.



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