



40 Willington Avenue
Templeogue, Dublin 6W

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INTERNATIONAL REALTY



40 Willington Avenue, Templeogue, Dublin 6W

Features

- Off-street parking for several vehicles on a low maintenance cobblelock driveway.
- Spacious and bright open-plan kitchen / dining space.
- Three generous bedrooms with built-in storage.
- Gas central heating.
- Double-glazed windows throughout.
- Insulated and floored attic for storage.
- Wired block-built garden shed.
- Excellent local schools and transport links including M50 junction 11 being minutes away.

Set in a well established, highly sought after neighbourhood, this fine home offers a seamless blend of practical family orientated living. Thoughtfully laid out over two floors, extending to approximately 122 sqm (1,313 sqft).

Approached to the front onto a cobble lock driveway. Entered through a porch into a welcoming entrance hall. To the front of the property, the bright and airy living room features a large picture window and an attractive feature fireplace, creating a warm and inviting atmosphere. To the rear, a spacious open-plan kitchen and dining area extends across the full width of the house, ideal for both family gatherings and everyday life. The kitchen is very well-appointed with a superb range of fitted units, ample worktop space, and integrated appliances to suit the needs of a busy family lifestyle. Adjacent to the kitchen, the utility room is plumbed for a washing machine, includes a guest wc, and allows for access to a paved patio that is perfect for outdoor dining and socialising. On the first floor, there are three impressively sized bedrooms, each benefiting from floor to ceiling built-in storage. The home office on this level is the perfect working environment ideal for remote work or studying. A generous family bathroom which features full tiling throughout completes the accommodation on this level. To the front the paved driveway offers plenty of off-street parking. The gated side passage provides direct access to the low maintenance paved rear garden. A purpose-built block shed currently used for additional storage offers obvious potential and is wired. The gardens offer a westerly aspect with afternoon and evening sunshine.

Templeogue is a highly convenient location in the suburbs of Southwest Dublin, just 6km from the City Centre. There are a selection of excellent schools within the locality including Bishop Galvin National School, Bishop Shanahan National School, Templeogue College and St Mac Dara's Community College. For the sport and outdoor enthusiasts there are two beautiful parklands at Tymon Park and Bushy Park while the numerous sporting facilities include Faugh's GAA Club, St. Jude's GAA Club, St. Mary's College RFC, Templeogue Swimming Club, Templeogue Tennis Club, Templeogue United Football Club and the Powerleague Dublin Spawell. The local entertainment amenities include Orwell Shopping Centre and Templeogue Village as well as a variety of restaurants such as Fifty50 Templeogue, Reeves, Guzto Wood Fire Pizza Restaurant, Darcey McGee's at the Spawell and The Morgue to name but a few. Transport links in this area are in abundance with Dublin Bus allowing for easy access to the City Centre and surrounding areas. The M50 Junction 11 is only minutes away offering access to the arterial road network as well as Dublin Airport.

Accommodation

Porch: 2.0m x 0.75m (6'7" x 2'6") enclosed porch

Entrance Hall: 2.1m x 4.2m (6'11" x 13'9") with door to understairs storage.

Living Room: 4.4m x 4.0m (14'5" x 13'1") with large, double-glazed window to the front, gas fire with cast iron surround.

Kitchen/Dining Room: 6.6m x 4.4m (21'8" x 14'5") with excellent range of kitchen cupboards and storage to include a Neff induction oven, extractor above, Neff microwave, Neff single oven, countertops, glass splashback, wine storage, stainless steel sink, door to

Utility Room: Plumbed for washing machine with guest wc and door to rear garden.

First Floor

Landing: with access to the insulated attic, floored for storage.

Bedroom 1: 4.6m x 3.5m (15'1" x 11'6") with built-in floor to ceiling wardrobes, shelving and radiator cover.

Bedroom 2: 2.8m x 4.0m (9'2" x 13'1") with built-in floor to ceiling wardrobes, window to rear.

Bedroom 3: 2.9m x 2.9m (9'6" x 9'6") with radiator cover, built-in floor to ceiling wardrobes.

Study: 1.5m x 2.9m (4'11" x 9'6") with window to rear.

Bathroom: 2.1m x 2.3m (6'11" x 7'7") with tiled floor, tiled walls, quadrant shower, Triton T90Z, wc, whb, radiator and spotlights.

Outside: The property is approached via a generous cobble lock

driveway, offering ample off-street parking. The rear garden is fully paved for easy maintenance and features a well-appointed block-built shed wired for electricity and is perfect for storage, a hobby room, or home gym depending on the new owners' requirements. A superb outdoor space that is ready for family use or alfresco dining/entertaining all year round.

BER Information

BER: C1. BER No: 108199365

EPI: 159.69 kWh/m²/yr.

Eircode

D6W R262



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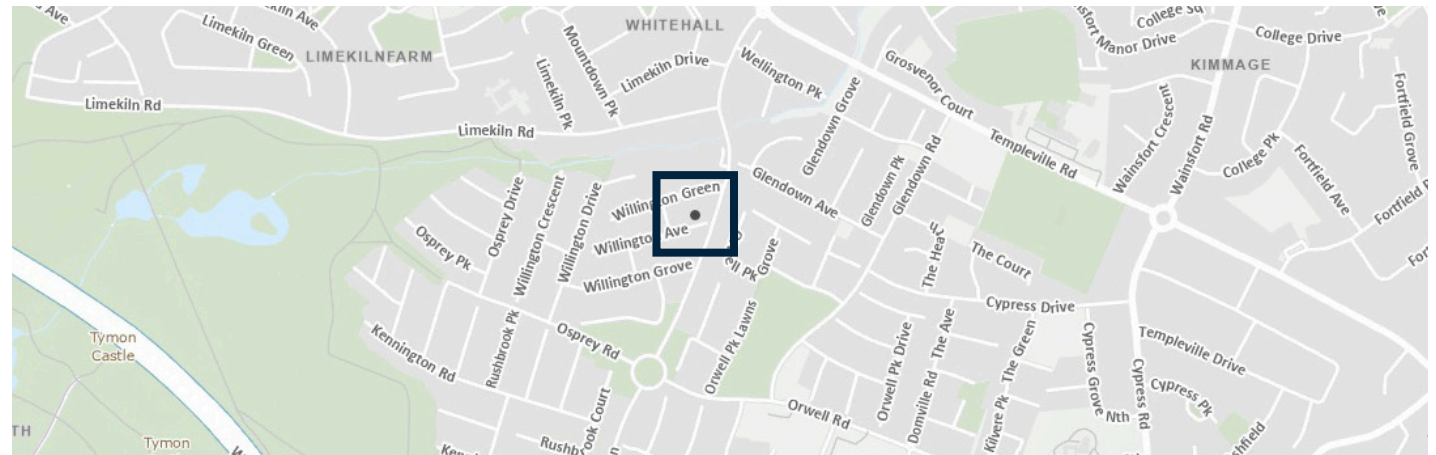
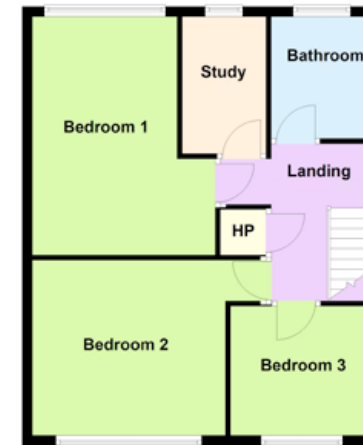
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FLOOR PLANS Not to scale - for identification purpose only.

First Floor



First Floor



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