

# For Sale By Private Treaty

145 sq. m. (1,561 sq. ft.)



4A Springfield Road  
Templeogue  
Dublin 6W  
D6W YH36

**TURLEY**

PROPERTY ADVISORS

**BER A1**

# DESCRIPTION

Turley Property Advisors are delighted to present 4A Springfield Road to the market for sale. A beautifully designed, A-rated family home extending to approximately 145 sq.m (1,561 sq.ft), ideally located in this mature and highly regarded residential setting.

This is a home that immediately feels welcoming. Finished to an exceptional standard throughout, it combines clean, contemporary design with generous living space and wonderful natural light, creating a stylish yet comfortable home ready to move straight into.

The bright entrance hall gives a great first impression and sets the tone for what lies beyond. To the front, there is an elegant living room with a large picture window overlooking the landscaped garden a calm and relaxing space to unwind. To the rear, the house opens up into a stunning open-plan kitchen, dining and living area that stretches across the full width of the property. The kitchen is thoughtfully designed with quality cabinetry, integrated appliances and a large peninsula that naturally becomes the heart of the home. Sliding doors lead directly out to the rear garden, allowing indoor and outdoor living to flow effortlessly perfect for entertaining or everyday family life. A separate utility room and guest WC complete the ground floor.

Upstairs on the first floor, there are three generous double bedrooms, including a bright and spacious main bedroom with its own ensuite. A beautifully finished family bathroom and additional storage complete this level. The second floor provides a superb fourth bedroom a versatile space that could equally serve as a guest room, home office or additional living area enhanced by excellent natural light and useful eaves storage.

Outside, the private rear garden has been landscaped with a patio area ideal for outdoor dining. To the front, the low-maintenance garden and contemporary boundary wall add to the home's modern appeal, while off-street parking provides additional convenience.

Built with energy efficiency at its core, this A-rated home benefits from high levels of insulation, energy-efficient glazing and an air-to-water heat pump system, offering excellent comfort and lower running costs throughout the year.

4A Springfield Road presents a rare opportunity to secure a brand new, high-quality home in an established and sought-after neighbourhood.







## FEATURES

- BER A1
- Air to water heat recovery system
- Double glazed windows
- Underfloor heating at ground level
- Solar panels
- Provision for electric car chargers
- Wireless alarm
- Landscaped Gardens
- Brogan Jordan Kitchen
- Bosch appliances

## ACCOMODATION

- |                     |           |                    |           |
|---------------------|-----------|--------------------|-----------|
| • Entrance Hallway: | 2.0 x 5.5 | • Landing:         | 2.0 x 5.7 |
| • Living Room:      | 3.3 x 3.9 | • Master Bedroom:  | 3.0 x 5.8 |
| • Kitchen:          | 2.7 x 5.9 | • Ensuite:         | 1.6 x 1.7 |
| • Dining Room:      | 4.3 x 5.9 | • Bedroom 2:       | 2.8 x 4.1 |
| • Bathroom:         | 1.6 x 1.5 | • Bedroom 3:       | 3.3 x 2.5 |
| • Utility Room:     | 1.6 x 1.5 | • Family Bathroom: | 3.3 x 2.1 |
|                     |           | • Bedroom 4:       | 3.0 x 4.3 |

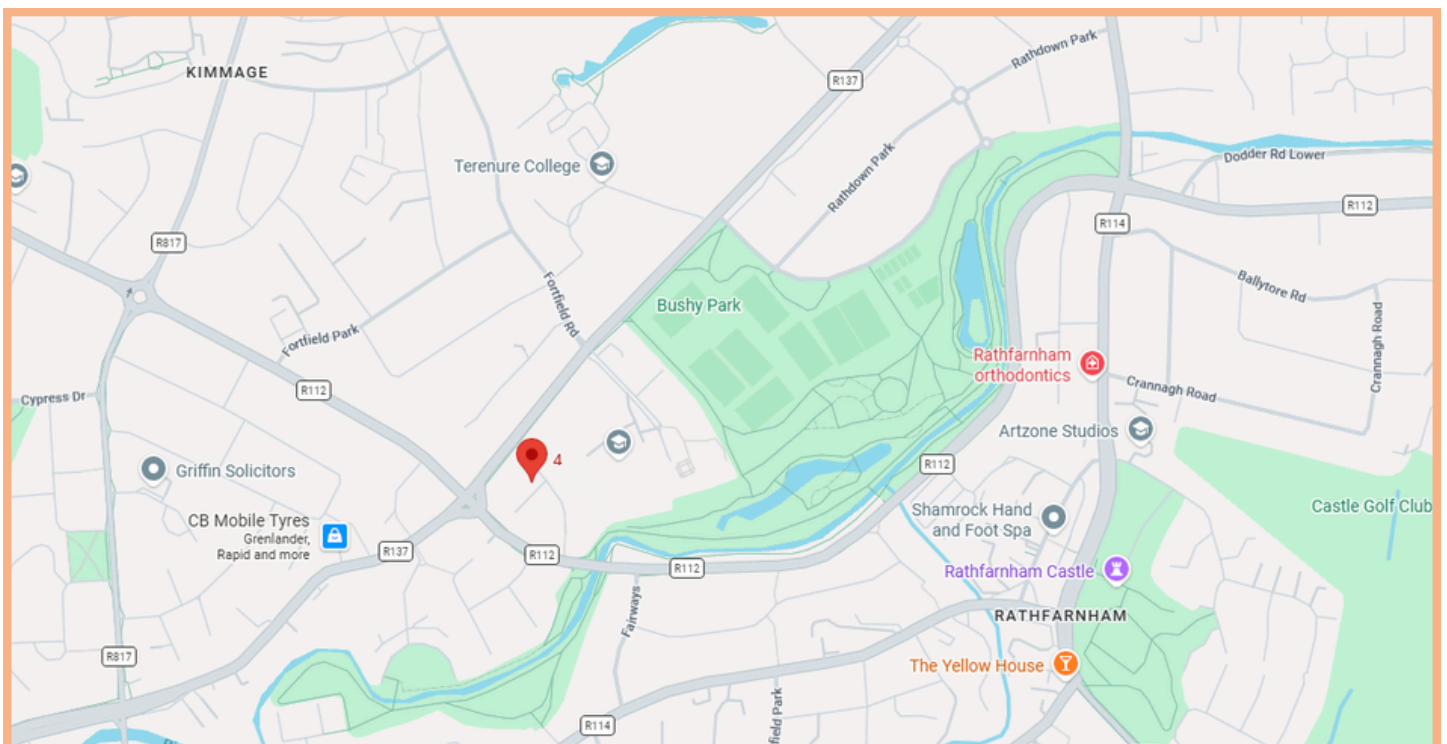
Total: 145 sq. m. (1,561 sq. ft)

# LOCATION

Located in the ever-popular Dublin 6W postcode, 4A Springfield Road enjoys a fantastic setting close to the heart of Terenure, Templeogue and Kimmage villages. This is a well-established neighbourhood known for its strong sense of community, excellent amenities and easy access to the city.

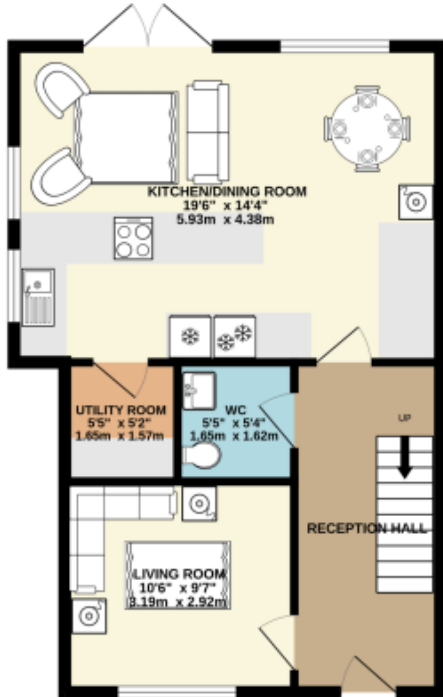
Everything you need is close at hand from local cafés and restaurants to supermarkets and independent shops while larger retail centres are just a short drive away. The area is particularly sought after for its excellent selection of primary and secondary schools, along with a wide range of sports clubs and recreational facilities.

For those who enjoy the outdoors, beautiful green spaces such as Bushy Park and Tymon Park are nearby, offering scenic walking trails, playgrounds and sports facilities perfect for families and active lifestyles. The location is also exceptionally convenient for commuters, with regular public transport services providing quick access to Dublin City Centre. The M50 is easily reached, making travel further afield simple and efficient. Offering the perfect balance of peaceful suburban living and everyday convenience, Springfield Road is a truly desirable place to call home.

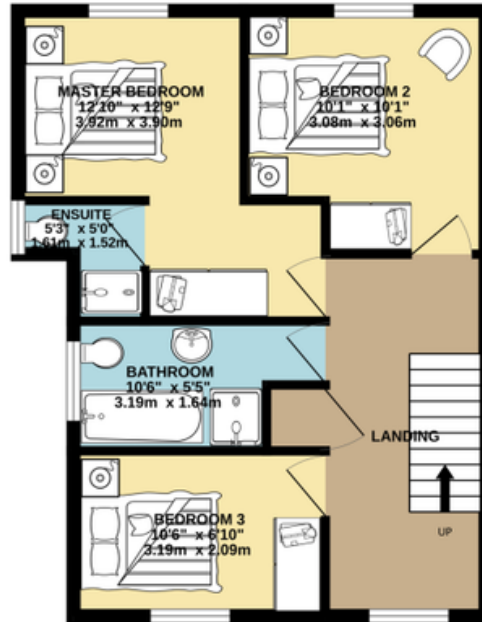


# FLOOR PLANS

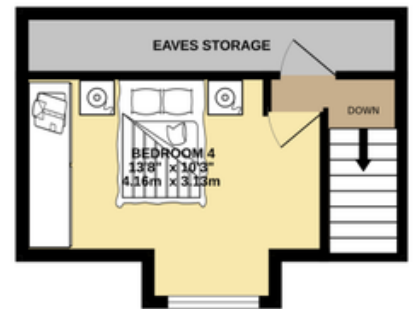
## Ground Floor



## First Floor



## Second Floor



BER:  
A1

BER NO:  
119223428

PRICE:  
€995,000

TITLE  
Freehold

VIEWINGS  
Strictly by Appointment with the sole  
selling agents.

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