



78<sup>A</sup>



**NO. 78A ROCKFIELD AVENUE**

Perrystown | Dublin 12 | D12 KP48



FOR SALE BY PRIVATE TREATY

# LOCATION

J.P. & M. Doyle are delighted to present No. 78A Set in a quiet, tree-lined enclave, Rockfield Avenue is widely regarded as one of Perrystown's most desirable addresses. Its superb location places an array of local amenities within easy walking distance, while also offering effortless access to Dublin City Centre.

No. 78a enjoys every conceivable convenience on its doorstep, including the vibrant villages of Terenure and Templeogue, Ashleaf Shopping Centre, a selection of popular cafés and restaurants, and an excellent choice of schools. Commuting is exceptionally convenient, with bus routes 9, 17 and 150 just a short stroll away, and the M50 within easy reach, ensuring swift connectivity across the city and beyond.

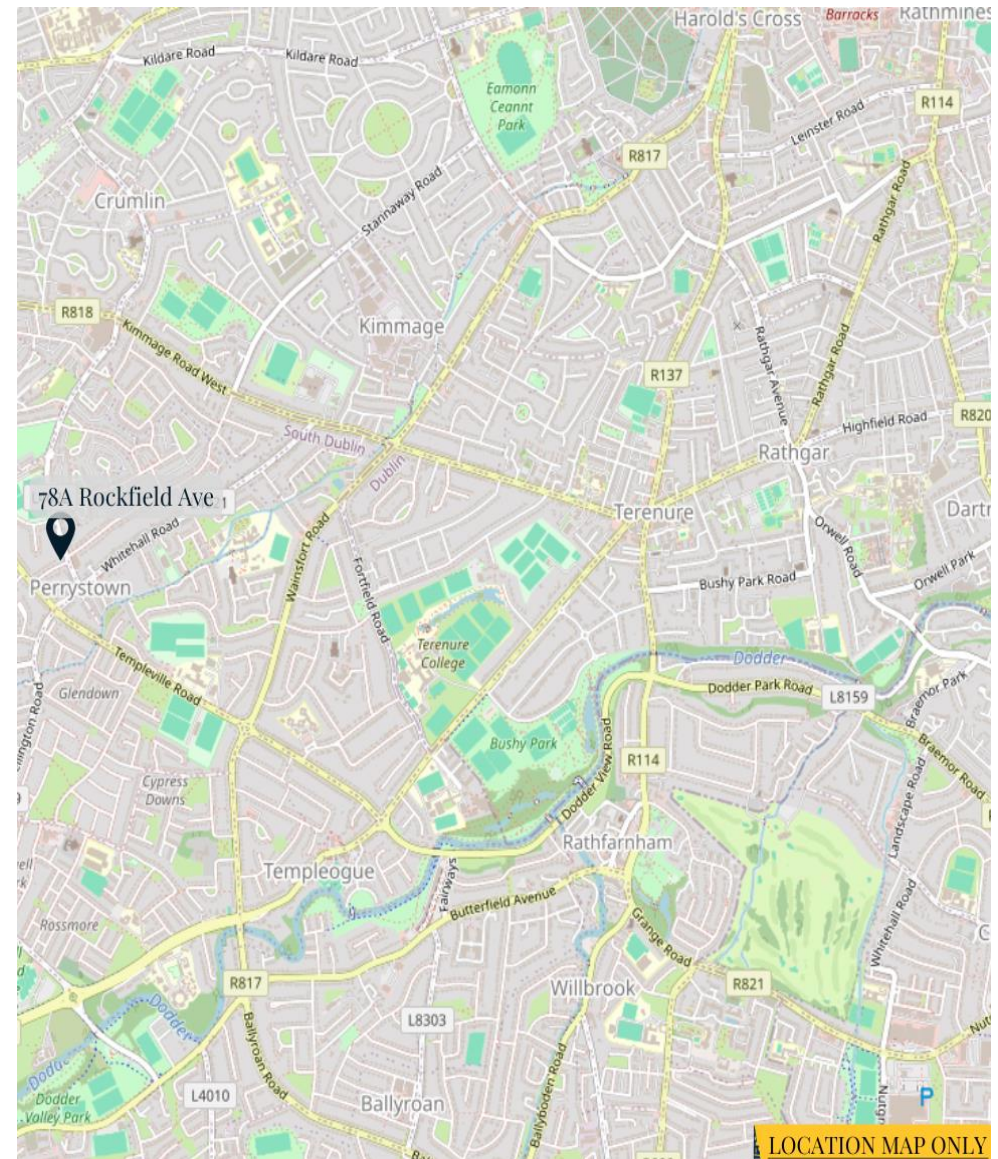
No. 78a enjoys immediate access to a superb range of amenities, including:

- The bustling villages of Terenure & Templeogue
- Ashleaf Shopping Centre, with supermarkets, cafés, and essential services
- A selection of local cafés, restaurants, and leisure facilities
- An excellent choice of primary and secondary schools
- Beautiful parks and recreational spaces within walking distance

## Transport & Connectivity

Commuting could not be more convenient:

- Bus routes 9, 17 & 150 are just a short stroll away
- Direct access to Dublin City Centre
- The M50 is easily accessible, offering quick links to all major routes



J P & M Doyle are delighted to introduce this beautifully remodelled three-bedroom semi-detached residence, built c.1985 and extending to c. 91.38 sq. / 983.64 sq. Ft. Ideally positioned in the heart of Perrystown, this impressive family home offers bright, well-balanced accommodation throughout.

The ground floor comprises a welcoming entrance hall, a spacious sitting room, and an open-plan kitchen/dining room flooded with natural light, featuring double doors to a private rear garden. Upstairs, there are three generously sized bedrooms and a modern family bathroom.

The property further benefits from off-street parking for two cars to the front. A standout feature is the exceptionally large side garden, offering excellent potential for extension (subject to planning permission) or additional outdoor space.

## Outside:

Front garden with mature planting and hedge row

Walled side patio area with storage shed 2.89m x 2.39m

Rear walled garden area

## Features:

Triple glazed windows

Gas fired central heating (combi boiler) fitted in 2024

Brass light switches & power outlet sockets

Burglar alarm

Timber flooring throughout

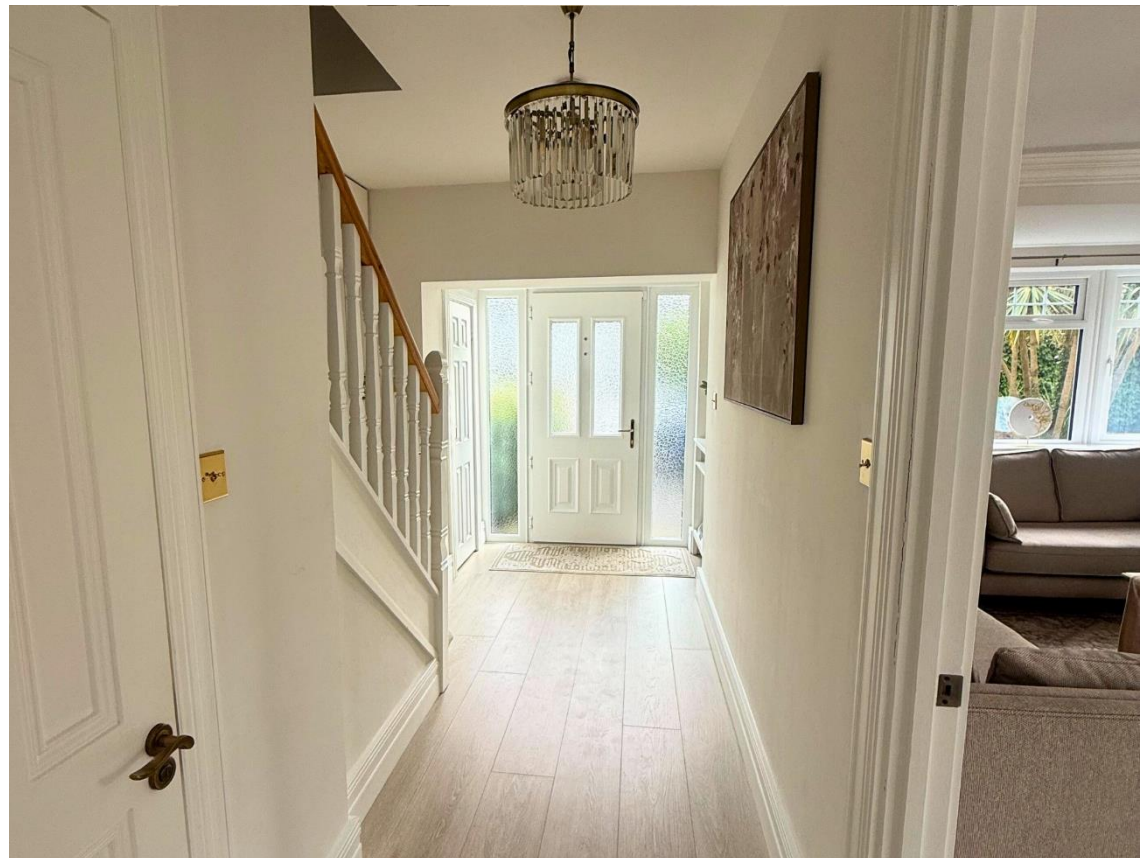
Contemporary kitchen

Filter tape water

Fitted wardrobes

Rewired & update heating system in 2024, along with remodelling the entire house to a high standard.

Electric EV Zappi 7Kw charger



**Entrance Hallway:** 5.3m x 2.2m, features insulated composite front door, Timber flooring, storage closet, Led recessed ceiling lighting, Alarm control panel.

**Understairs Lavatory:** 1.38m x 0.84m, features W.C, W.,H.B with tiled flooring and walls.

**Living Room:** 5.2m x 3.76, features Ceiling coving, Rose & timber flooring.

**Open Plan Kitchen / Breakfast Area:** .6.11m x 2.8m, features contemporary fitted floor and wall storage units with stone countertop and Villeroy & Bosh undercounter sink with filter water tap, Oven, Hob, integrated dishwasher, washing machine, and fridge/freezer, ceiling coving with led recessed led lighting and timber flooring, access double door to side garden area.

## FIRST FLOOR:

**Landing:** 3.94m x 0.8m, with folding attic stairs to floored area for storage.

**Bathroom:** 2.64m x 1.73, features Vanity unit and integrated sink, W.C, Walking Shower, tiled flooring and shower area.

**Bedroom 1:** L-shaped 4m x 1.8m & 1.34m x 1.08m, features fitted wardrobes & timber flooring.

**Bedroom 2:** 3.33m x 3.07m & 0.95 x 0.58m, features fitted slide robs wardrobe and timber flooring.

**Bedroom 3:** L-shaped 3.2m x 2.05m x 1.06m x 1.7m, features fitted wardrobes and timber flooring.











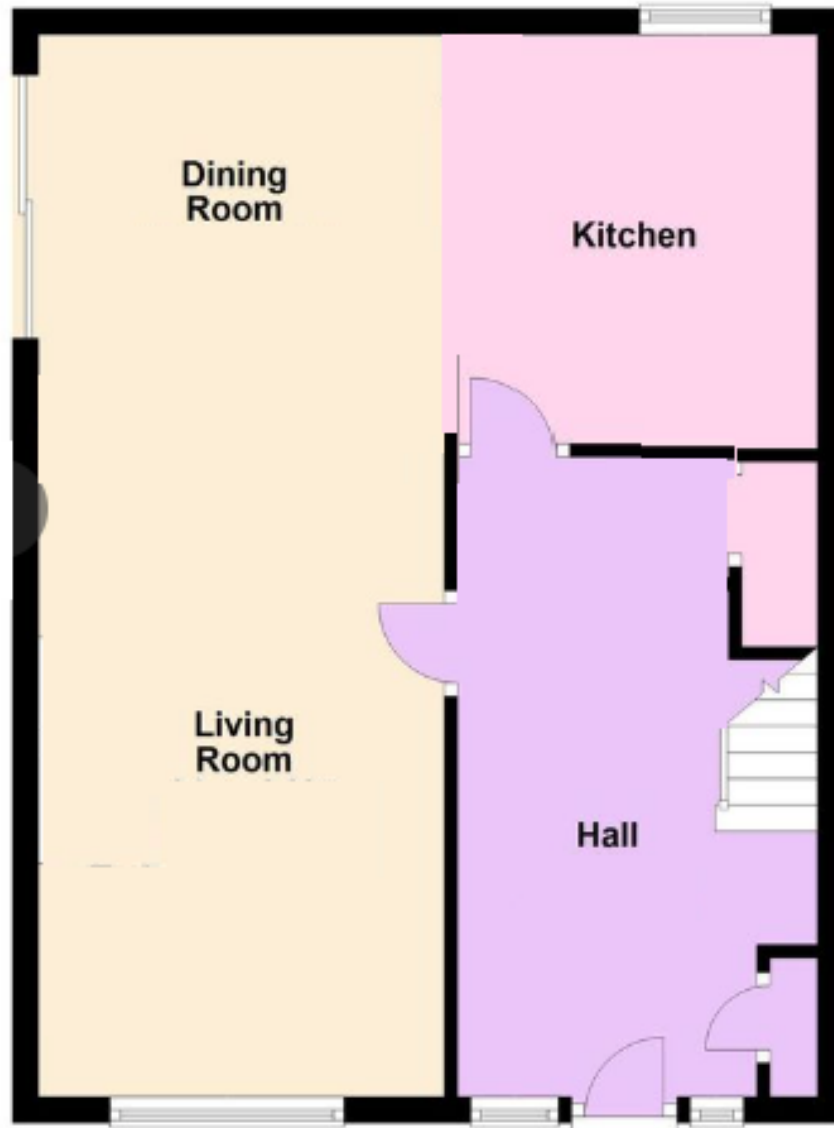




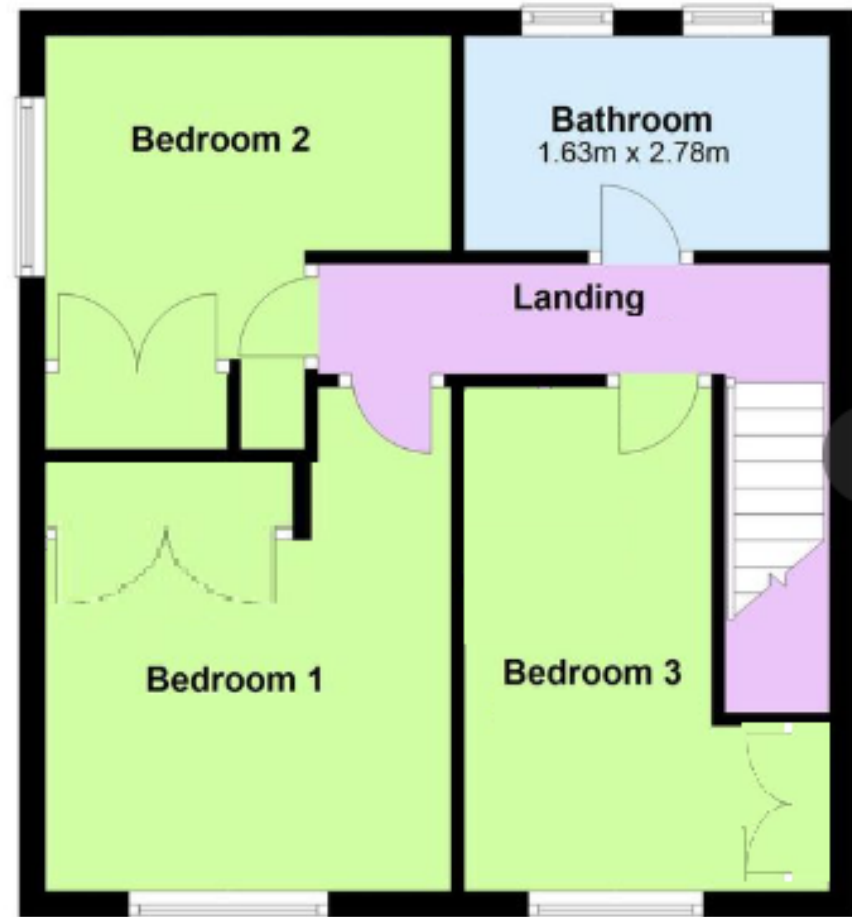




## Ground Floor



## First Floor





**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**  
**€715,000**

**BER: 116636515**

**BER C1**

**J. P. & M. Doyle Ltd.**

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